COMPLIANCE DIVISION - REAP/JUMP
Los Angeles Housing Department
LAHD
1200 W. 7th Street, 1st Fl. Los Angeles, CA 90017
tel 213.808.8500 | fax 213.808.8810
RENT HOTLINE 866.557.7368
www.lacity.org/lahd

Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

February 27, 2007

Honorable Members of City Council
City of Los Angeles
Room 395, City Hall
Attention: City Clerk

REMOVAL OF PROPERTIES FROM THE RENT ESCROW ACCOUNT PROGRAM (REAP)

The Los Angeles Housing Department is recommending the termination of the rent reductions and the termination of the escrow account of properties listed below, thereby removing the properties from the Rent Escrow Account Program (REAP).

1. Case No. 5126 represents property at 1722 West 45th Street
   The Notice of Acceptance was sent on 3/11/2002
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Los Angeles Center for Law and Justice

√ 2. Case No. 8109 represents property at 4859 South Long Beach Ave WE
   The Notice of Acceptance was sent on 4/5/2005
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Los Angeles Housing Law Project

3. Case No. 8152 represents property at 405 East 84th Place
   The Notice of Acceptance was sent on 6/16/2005
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Los Angeles Center for Law and Justice

4. Case No. 15708 represents property at 706 East 84th Street
   The Notice of Acceptance was sent on 1/31/2006
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Coalition for Economic Survival

5. Case No. 16035 represents property at 643 East 55th Street
   The Notice of Acceptance was sent on 10/13/2006
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Los Angeles Center for Law and Justice

CD 9

6. Case No. 26211 represents property at 627 South Euclid Avenue
   The Notice of Acceptance was sent on 7/6/2006
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Los Angeles Center for Law and Justice

7. Case No. 43498 represents property at 648 East 43rd Street
   The Notice of Acceptance was sent on 8/23/2006
   Since that time, the owner of the indicated property has corrected the cited deficiencies.
   The corrections have been verified by the Los Angeles Housing Department Code Enforcement Unit
   Furthermore, verification of all tenant issues at the property have also been addressed by the
   Coalition for Economic Survival

The Los Angeles Housing Department requests the City Council to consider this matter as soon as possible for the purpose of removing the properties from the REAP/RRP.

MERCEDES MARQUEZ
GENERAL MANAGER

By _____
Adria Williams, Supervisor
Rent Escrow Account Program

MMM:HM:AW:mp

Attachments: Resolutions

RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173810, (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **4859 South Long Beach Ave WE**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **8109**); and

WHEREAS, the property owner has corrected the cited violations and the staff of the Los Angeles Housing Department have verified compliance with regard to the above mentioned REAP Case; and

WHEREAS, the property owner has paid to the satisfaction of the Department of Water and Power any electric service and/or water charges; and

WHEREAS, the **Los Angeles Housing Law Project** verified that all tenant issues have been addressed; and

WHEREAS, the Los Angeles Housing Department is recommending closing the REAP escrow account, terminating the rent reductions and that the City Council allow the Los Angeles Housing Department to release escrow funds as provided for in the REAP Ordinance; and

WHEREAS, LAMC section 162.08 (d) through (g) (REAP) provides recovery by the Los Angeles Housing Department of administrative fees and penalties including outstanding rent registration fees and penalties, inspection fees, added inspection costs or administrative costs, and pre-paid monitoring fees for two annual inspections beyond the initial inspection and re-inspections included in the Systematic Code Enforcement fee;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:
All orders affecting the units and the common areas have been signed off by the appropriate Enforcement Agency; that there are no other outstanding orders affecting the units or common areas of the building, and all electric service and/or water charges pertaining to the property have been paid to the satisfaction of the Department of Water and Power.

FURTHERMORE, City Council terminates the rent reductions and pursuant to Section 162.08F the rent will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

IN ADDITION, City Council terminates the rent escrow account and the funds in the escrow account shall be paid to the extent available in the following order: Administrative fees pursuant to Section 162.07B1 that have not yet been collected, any outstanding fees and penalties imposed pursuant to Article 1 of Chapter XV of the Rent Stabilization Ordinance, any outstanding rent registration fees in an RSO building and any penalties thereto pursuant to Section 151.05, any remaining funds shall be returned to the current landlord.

SPECIFICALLY, The subject property shall be removed from the Rent Escrow Account Program and the Controller is authorized to expend funds from the Code Enforcement Trust Fund #41M to reduce liability from the REAP Escrow Account #2220 upon proper demand by the General Manager of the Los Angeles Housing Department.

IN ADDITION, the Los Angeles Housing Department shall conduct an expedited systematic inspection of the subject property and impose inspection fees and administrative costs associated with such inspections; the owner of the subject property shall prepay the Los Angeles Housing Department for two annual inspections beyond the initial inspection and re-inspection included in the Systematic Code Enforcement fee for the subject property. Termination of the REAP recording, filed with the County Recorder's Office, and release of the escrow funds to the owner of the subject property shall be conditioned on the payment of all outstanding fees penalties, and costs to the Los Angeles Housing Department.

PRESENTED BY: _____

(last revised 04/06)

SECONDED BY: _____

REAP RESOLUTION

COUNCIL FILE NO.: _____ CD: 9

REMOVAL x INCLUSION ____ RELEASE OF ESCROW FUNDS ____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 4859 South Long Beach Ave WE

CASE NO.: 8109

EFFECTIVE DATE: 8/5/2004

TYPE OF VIOLATION(S): fire warning devices, fire protection equipment, sanitation, weather-proofing, maintenance, electrical, plumbing/gas, heating/ventilation

ASSESSOR ID NO.: 5106-020-002

REGISTRATION NO. NONE

OTHER REAP-RELATED ACTIVITIES AND/OR PREVIOUS COUNCIL ACTIONS:

None

COMMENTS: The Los Angeles Housing Law Project verified that all tenant issues have been addressed.

Case Activity Report

APN: 5106020002
CD: 9
Census Tract: 228800
RSU: 0341479
HPOZ: No
Total Units (LUPAMS): 3
Total SCEP Exemptions:

Owner Information

4859 S LONG BEACH
Los Angeles 90011

LUPAM / BOE:
GUTIERREZ,PALEMON

04859 LONG BEACH AVE
LOS ANGELES CA 90058

LAHD:
PALEMON GUTIERREZ
4859 LONG BEACH AVE.
Los Angeles CA 90058

Case No. 54154
Case Sub Type N
Source REAP
Inspector
Case Manager
Phone No.

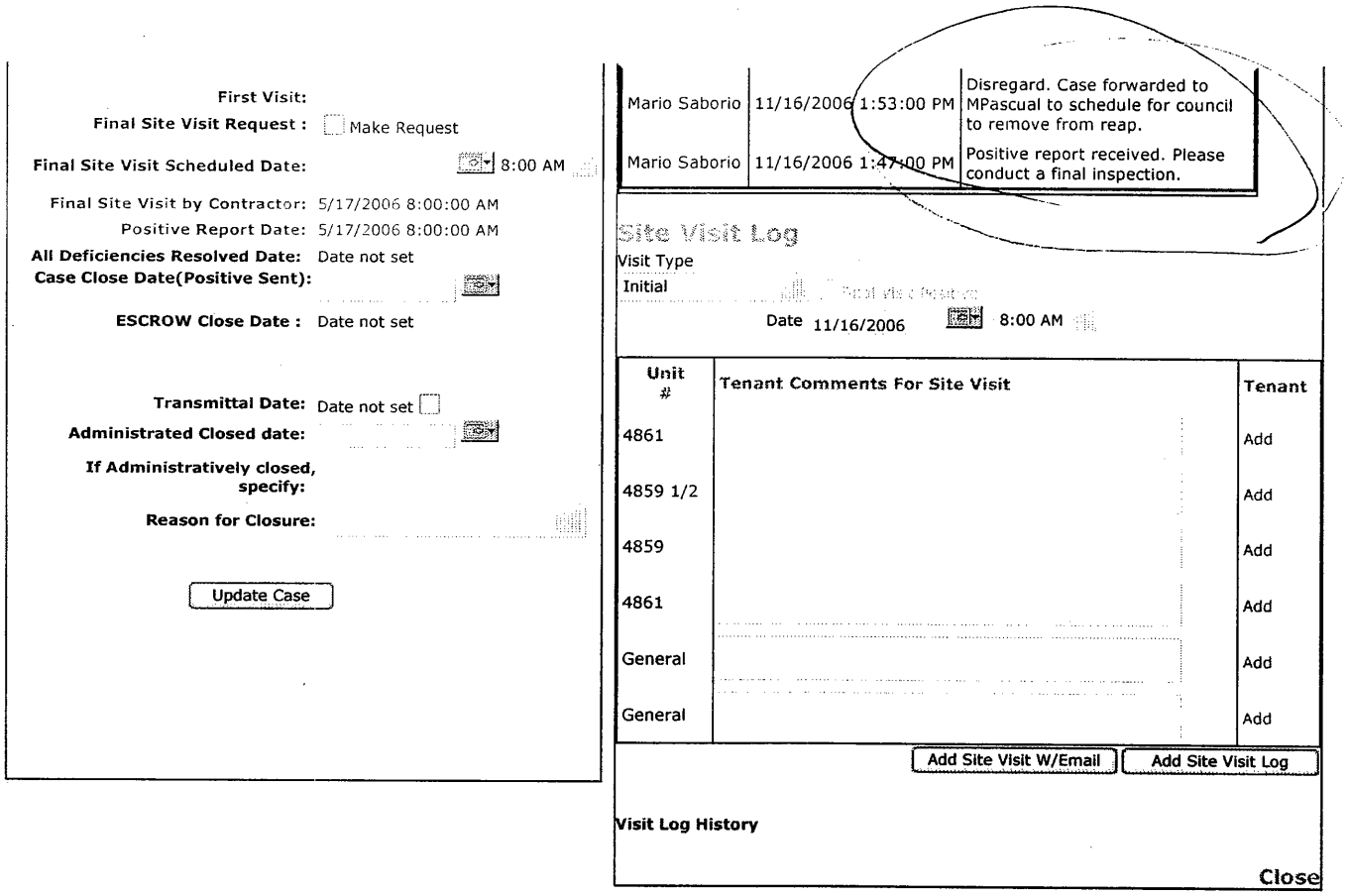
Initial Inspection Date
View NTC/Substandard Print Date
Compliance Date
NTC Reinspection Date
Inspector Extension
Sr.Inspector Extension
View Photos
Supporting Documents of approved use
View Other
View Owner Matrix
View Tenant Matrix
View FTC
View Substandard Document #
Substandard Record Date
Substandard Termination Date
View FTB Document #
FTB Record Date
FTB Termination Date
FTB Cancellation Date
View REAP Document #
REAP Record Date
View Sr. Appeal
View Re-Inspection Report

Referred to Health Dept.
Referred to Building & Safety
Referred to Sr. Inspector
Referred to Pr. Inspector
Referred to CM
PMTP
Refer To Hearing
Notice of GM Hearing

REAP Appeal Due Date
REAP Appeal Received Date
NOA/REAP Acceptance Date
GM Hearing Date
Referred To Legal Date
Referred to CA Date
CA Filed Date
All Deficiencies Resolved Date
Outreach Contractor Los Angeles Housing Law Project
CM Outreach Request Date
Outreach Finding Positive
Positive Report Date 5/17/2006
Scheduled Council Date
REAP Case Balance
ESCROW Account Closed Date
REAP Closed Date

View Outreach

Work Log | Unit Information | Notices | View Docs | View REAP Acct Info | Inspection History



First Visit:
Final Site Visit Request : Make Request
Final Site Visit Scheduled Date: 8:00 AM
Final Site Visit by Contractor: 5/17/2006 8:00:00 AM
Positive Report Date: 5/17/2006 8:00:00 AM
All Deficiencies Resolved Date: Date not set
Case Close Date(Positive Sent):
ESCROW Close Date : Date not set
Transmittal Date: Date not set
Administrated Closed date:
If Administratively closed, specify:
Reason for Closure:
Update Case

Mario Saborio	11/16/2006 1:53:00 PM	Disregard. Case forwarded to MPascual to schedule for council to remove from reap.
Mario Saborio	11/16/2006 1:47:00 PM	Positive report received. Please conduct a final inspection.

Site Visit Log
Visit Type
Initial
Date 11/16/2006 8:00 AM

Unit #	Tenant Comments For Site Visit	Tenant
4861		Add
4859 1/2		Add
4859		Add
4861		Add
General		Add
General		Add

Add Site Visit W/Email | Add Site Visit Log

Visit Log History

Close

5/17/2006
8:00:00 AM
W-9 Received
N/A

WorkLog
Activity Log
REAP Units
View Docs
Case Profile
Mailing List
Upload Doc
Combined Acct
View Account

Los Angeles Housing Department
Code and Rent Information System

Information Center

REAP

Case Main

Search> Search Results>

APN: 5106020002

Select a group: Program Management | Release of Escrow | REAP Removal | **OutReach** | **Case No: 54154** **Old ID:8109**

Work Log

Contact:

Address
4859 S LONG BEACH AVE WE

Owner
PALEMON GUTIERREZ

CD
Council District 9

Status
Open

Closed Date

Initial Mailing Date
N/A

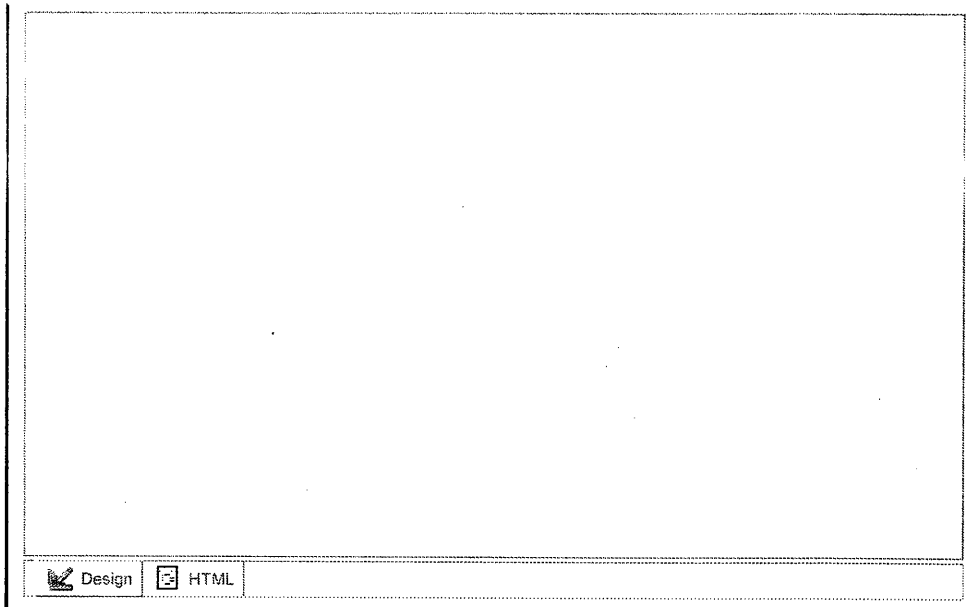
NOA Date
N/A

Case manager (Inspector)
N/A

Outreach Agency
N/A

CM Sign Off
N/A

Positive Received



5/17/2006
8:00:00 AM

W-9 Received
N/A

REAP Units
View Docs
Case Profile
Mailing List
Upload Doc
Combined Acct
View Account

Display Section | Create Log W/Email | Create Log

Case Number	Contact	Log Text	Recorded By	Date Recorded	Sent To	Sent as Cc
54154		Disregard. Case forwarded to MPascual to schedule for council to remove from reap.	Mario Saborio	11/16/2006 1:52:00 PM		
54154		Positive report received. Please conduct a final inspection.	Mario Saborio	11/16/2006 1:47:00 PM		
82037		AT SITE FOR REINSPECTION WITH OWNERS DAUGHTER. INSPECTED ALL UNITS, NO DEFICIENCIES. FILE CLOSED.	Louis Aranda	9/19/2006 2:39:00 PM		
82037		RC'D NOTE FROM DAVID LINDEN STATING HE IS NO LONGER THE OWNER OF THIS PROPERTY & PLEASE ADDRESS NEW OWNER WITH NTC. PER APIS & REALQUEST NEW OWNER IS: PALEMON GUTIERREZ @ 4859 LONG BEACH AVE., LOS ANGELES, CA 90058 RECORDED AS OF 6/5/06. AS OF DATE THERE ARE NO EXEMPTIONS FILED IN RENT SYSTEM; WILL SCAN NOTE & GENERATE NEW NTC	Elizabeth Garcia	8/11/2006 12:23:00 PM	Louis Aranda, David Whitehurst,	Rodney Hilson,

		WITH NEW COMPLIANCE DATE TO NEW OWNER.				
82037		AT SITE FOR INITIAL INSPECTION, OWNER NOT PRESENT. FRONT GATE PADLOCKED, NO REPLY TO REPEATED CALLS. WILL ISSUE NTC TO OWNER.	Louis Aranda	7/13/2006 9:36:00 AM		
82037		7/7/06: POSTED BUILDING FOR INSPECTION.	Louis Aranda	7/10/2006 9:20:00 AM		
58425		Case closed in Legal Unit against GMAC Mortgage Corporation (owner A). Case Management will "Start Over" against David Linden, current owner per Document No. 05-3171463.	Henry Marentes	4/18/2006 12:17:00 PM		
54154	OldCaseID:8109	08-25-05: Site visit conducted by LAHLP on 6-28-2005. MAC 4/8/05 - Initial referral to outreach. JR 04/07/05 - NOAs distributed to Martha & Marco. REAP recorded. Case file forwarded to JR for initial outreach referral. Nilano	Systems Admin	3/15/2006 4:21:00 PM		

SCOTT

ENFORCEMENT DIVISION REFERRAL (Green)

LOS ANGELES HOUSING DEPARTMENT INSPECTION DIVISION

PROPERTY ADDRESS: 4859-61 S LONG BEACH AVE Los Angeles, CA. 90058

APN: 5106-020-002

INSPECTOR'S STATEMENT: ☐ Criminal ☒ Criminal/REAP **Council District** 9

LAHD/Code Enforcement Inspection finds that: ☒ **SCEP** ☐ **Complaint**

- ☒ The building or unit is the subject of one or more orders.
- ☒ The period allowed by the order for compliance, including any extensions has expired without compliance.
- ☒ The violation(s) affect the health and safety of the occupant(s).
- ☒ This property is hereby eligible and referred for inclusion into REAP.

Inspected units with violations: 4859, 4859 1/2 & 4861

Based on the inspector's assessment of the severity and pattern of the observed violations, violations are likely to exist in the following ***uninspected units*** 4861 1/2 (UHA APPROVED) DO NOT INCLUDE IN REAP

☐ ***Units inspected with no violations or should not be placed into REAP*** _____

Inspector: F GONZALEZ FG Date: 09/13/2004 Phone: 213-252-2869

SENIOR INSPECTOR'S RECOMMENDATIONS AND STATEMENTS:

- ☒ That the case be ***referred to the City Attorney's Office*** for prosecution.
- ☒ That the ***next periodic*** inspection cycle be conducted in 12 months from the final inspection of this case and all inspection fees be paid in advance by the property owner or representative.
- ☐ That a ***systematic inspection*** is conducted within 30 days and that all inspection fees be billed immediately
- ☐ That the case be ***continued*** because _____

☐ Yes ☒ No: Property was eligible and received 1 or 2 (circle one) ***time extension***(s) by inspection staff.

Senior Inspector: D WHITEHURST DW Date: 9/15/04 Phone: 213-252-28

Forward to ***Enforcement Division*** – Principal Inspector [signature] Referral Date: 9/17/04

Hearing Section Stamp

RECEIVED
MAR 0 1 2005
BY:

Enforcement Division ID #

2005-05687

✓ Failure to Comply Letter By 10

Accept/Reject Date: 11/2/04 By MA

Enforcement Division Stamp

RECEIVED
NOV 0 3 2004
REAP/UMP

I:\CEU\GMhrgs\Gmforms\Enforcement Division Referral Green\ (Rev. 03/12/04em) **Case Manager:** Joe Guerrero # 8574

City of Los Angeles
HOUSING DEPARTMENT
Code Enforcement

MERCEDES M. MARQUEZ
General Manager

3550 WILSHIRE BLVD.
STE. 1500
LOS ANGELES, CA. 90010

Job Address: 4859-61 LONG BEACH AVE
LOS ANGELES CA 90058-1914
Owner: GMAC MTG CORP

Attention: GMAC MTG CORP

Address: 500 ENTERPRISE RD #150
HORSHAM PA 18044

# of Units: 3
A.P.N.: 5106020002
C.D.: 09
Census Tract: 2288
In Addition Notify:

Attention:

Address:

NOTICE OF SUBSTANDARD CONDITIONS

PARA OBTENER TRADUCCION EN ESPANOL DE ESTA ORDEN, FAVOR DE LLAMAR AL (866) 557-7368 ENTRE LAS 7:30 A.M. A 5:00 PM.

PURSUANT TO THE PROVISIONS OF DIVISION 89 OF ARTICLE 1 OF CHATER IX OF THE LOS ANGELES MUNICIPAL CODE (L.A.M.C.)

YOU ARE HEREBY NOTIFIED THAT THE ABOVE-DESCRIBED BUILDING(S) HAS BEEN INSPECTED AND BECAUSE OF CODE VIOLATIONS INDICATED BELOW, DETERMINED TO BE A SUBSTANDARD BUILDING(S) AS DEFINED IN SECTION 91.8902 OF THE L.A.M.C. AND SECTION 17920.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE. A NOTICE SO STATING WILL BE FILED WITH THE OFFICE OF THE COUNTY RECORDER.

Effective Date
Thu, Aug 05, 2004

Compliance Date
Sat, Sep 04, 2004

YOU ARE HEREBY ORDERED TO DO THE FOLLOWING: SECURE ALL REQUIRED PERMITS TO ELIMINATE THESE CODE VIOLATIONS WITHIN 30 DAYS FROM THE EFFECTIVE DATE OF THIS ORDER; COMMENCE WORK TO ELIMINATE THESE CODE VIOLATIONS WITHIN 45 DAYS FROM THE EFFECTIVE DATE OF THIS ORDER; AND TO COMPLETE ALL WORK TO ABATE THE SUBSTANDARD CONDITIONS WITHIN 90 DAYS FROM THE EFFECTIVE DATE OF THIS ORDER. ADDITIONAL INFORMATION IS LOCATED ON THE BACK OF THIS NOTICE. 8903 LAMC., 17980(b) HSC.

FAILURE TO COMPLY WITH THIS ORDER WITHIN THE TIME LIMITS SPECIFIED ABOVE, MAY RESULT IN THE BUILDING OR AFFECTED UNIT(S) BEING VACATED BY THE LOS ANGELES HOUSING DEPARTMENT, AND/OR FURTHER ENFORCEMENT ACTION(S) WILL COMMENCE. SEC. 1100(M) L.A.M.C.

All Lead Hazard Control work must be performed by a professional, Certified by the California Department of Health Services (DHS). In order to locate a Lead Certified Professional and obtain additional information, you may phone the California (DHS) at (800) 597-5323, or you may obtain additional information from the DHS Website at: www.dhs.ca.gov/childlead/html/GENclst.html

ALL UNITS AT THIS LOCATION ARE REQUIRED TO BE IN COMPLIANCE WITH ALL REQUIRED CORRECTIONS LISTED HEREIN. ALL UNITS NOT ACCESSIBLE FOR INSPECTION ON THE INITIAL INSPECTION DATE SHALL BECOME PART OF THIS NOTICE. (UNIFORM HOUSING CODE SEC. 303)

A RE-INSPECTION HAS BEEN SCHEDULED FOR: Tue, Sep 07, 2004 , at: 11:00 AM

- [x] Repairable
- [ ] Demolition Recommended
- [ ] Building Vacant and Uninhabitable
- [x] Plans and Permits Required to Repair Building (Call Building and Safety at 888-LA4-Build)
- [ ] Demolition Ordered
- [ ] Building Ordered Immediately Vacant

Form Revision Date: 6/26/03

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

APN: 5106020002

ELECTRICAL

Obtain an electrical Permit and inspection approval from the Department of Building and Safety for the new electrical work done and/or the new smoke detectors installed. (93.0201 & 93.0304 L.A.M.C.) A $400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits (161.902 L.A.M.C.)

Building: SFD-4861 *SL - A5*

Unit: EXTERIOR	Permit Required: Yes	Owner Violation	Note: AT UNAPPROVED DUPLEX (GARAGE)

FIRE SAFETY

Other Fire Safety Violation. Every existing building, structure, premises or portion thereof shall be maintained in conformity with the code regulations and department approvals in effect at the time of construction. Section 91.8104 L.A.M.C. - See Note At Right.

Building: SFD-4861

Unit: 4861	Permit Required: Yes	Owner Violation	Note: All emergency windows shall have a min. net clear of 5.7 sq ft. The min. net opening height 24 in. The min. net clear width 20 in and their sill not more than 44 in above the floor. Bedrooms (91.310.4.3 L.A.M.C. and 17920.3.k.1 H.&S.C.)

Provide, repair, or replace ALL inoperable or missing smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. New installations of smoke detectors must be electrically hardwired with battery backup and permits are required. Replacement smoke detectors must be electrically hardwired. Battery operated smoke detectors may be used for Single Family Dwellings. (91.310.9.1.1, 91.310.9.1.4, 91.8603.1.1 & 91.8603.1.2 L.A.M.C. and 17920.3(m) H.&S.C.)

Building: DUPLEX *SL - A9*

Unit: 4859	Permit Required: Yes	Owner Violation	Note: BEDROOM AND HALLWAY
Unit: 4859 1/2	Permit Required: Yes	Owner Violation	Note: BEDROOM AND HALLWAY

Building: SFD-4861 *SL - A9*

Unit: 4861		Owner Violation	Note: BEDROOMS AND HALLWAY

HEATING AND VENTILATION

Repair, replace or install required and approved room heating appliance, all heating appliances shall be in good repair and operable AT ALL TIMES in all dwelling units. (91.8104.11 L.A.M.C. and 17920.3.a.6 H.&S.C.) (portable heating appliances are not approved).

Building: DUPLEX *SL - A4*

Unit: 4859		Owner Violation	Note: CHECK FOR PROPER OPERATION

Building: SFD-4861 *SL - A4*

Unit: 4861		Owner Violation	Note: CHECK FURNACE AND THERMOSTAT FOR PROPER OPERATION

Repair damaged, inoperative or disconnected vent(s), vent connectors and/or vent caps to be reinstalled with required screws (3) at each connection and a minimum rise of 1/4" per foot. Vents to maintain a substantially vertical direction and to terminate at an approved location. (94.805 & 6 L.A.M.C. and 17920.3c H.&S.C.)

Building: DUPLEX *SL - A4*

Unit: 4859		~~Owner Violation~~ OK 9/7/04	Note: REPLACE WATER HEATER EXHAUST VENT BY CITY CODE, REMOVED CORRUGATED DRYER VENT AND EXTEND TO AN APPROVED LOCATION.
Unit: 4859 1/2		~~Owner Violation~~ OK 9/7/04	Note: REPLACE WATER HEATER EXHAUST VENT BY CITY CODE, REMOVED CORRUGATED DRYER VENT AND EXTEND TO AN APPROVED LOCATION.

MAINTENANCE

Provide waterproof counters/drainboards for kitchen sink and lavatories by repairing or replacing surfaces as needed. (91.8104.7 L.A.M.C. and 17920.3.a.13 H.&S.C.)

Building: DUPLEX
Unit: 4859 — Owner Violation — Note: REGROUT KITCHEN COUNTER TOP, REPLACE DAMAGED/BROKEN CERAMIC TILES.

Repair or remove and replace floor covering that is loose, has holes, or is torn, worn or partially missing. (91.8104.6 L.A.M.C. and 17920.3.a.13 H.&S.C.)

Building: DUPLEX — SL - A8
Unit: 4859 — Owner Violation — Note: ENTIRE APARTMENT
Unit: 4859 1/2 — Owner Violation — Note: KITCHEN AND SERVICE PORCH
Building: SFD-4861 — SL - A8
Unit: 4861 — Owner Violation — Note: KITCHEN AND BATHROOM

Repair damaged or deteriorated plaster/drywall and maintain walls/ceilings in a smooth and sanitary condition. Remove or cover damaged paint in an approved manner. Buildings constructed prior to 1978 may contain lead paint. For more information with regard to your lead hazard responsibilities call the Los Angeles County Health Department at (800) 524-5323.
(91.8104.4 L.A.M.C. and 17920.3.a.13 & 17920.10 (a-e) H.&S.C.)

Building: DUPLEX
Unit: 4859 — Owner Violation — Note: CORRECT ALL DEFECTIVE PLASTER/PAINT ENTIRE APARTMENT
Unit: 4859 1/2 — Owner Violation — Note: CORRECT ALL DEFECTIVE PLASTER/PAINT ENTIRE APARTMENT

Repair or replace defective, damaged, inoperative windows or doors; or those that were changed and do not meet the current minimum egress requirements. (91.310.4.3, 91.8104.5 L.A.M.C. and 17920.3.a.13 H.&S.C.)

Building: DUPLEX
Unit: 4859 1/2 — Owner Violation — Note: ALL EXTERIOR DOOR SHALL BE SOLID CORE, LIVING ROOM
Building: SFD-4861
Unit: 4861 — Owner Violation — Note: ALL EXTERIOR DOOR SHALL BE SOLID CORE, LIVING ROOM

PLUMBING

Repair/replace all defective, damaged/leaking faucets or plumbing fixtures. (91.8104.7 L.A.M.C. and 17920.3.c & 17920.3.e H.&S.C.)

Building: SFD-4861 — SL - A2
Unit: EXTERIOR — ~~Owner Violation~~ ok 1/1/04 — Note: HOSE BIB BACK YARD

Obtain Permit and inspection approval for new plumbing work and/or the installation or replacement of new water heater(s). (94.201 L.A.M.C.) A $400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits (161.902 L.A.M.C.)

Building: SFD-4861 — SL - A2
Unit: 4861 — Permit Required: Yes — Owner Violation — Note: UNAPPROVED PLUMBING FOR LAUNDRY (HOOKUP) IN THE BACK YARD
Unit: EXTERIOR — ~~Permit Required: Yes~~ — ~~Owner Violation~~ — ~~Note: AT UNAPPROVED DUPLEX~~ (GARAGE)

Terminate water heater relief valve extension to an approved location. (94.608.5 L.A.M.C. and 17920.3.c & 17920.3.e H.&S.C.)

Building: DUPLEX — SL - A2
Unit: 4859 1/2 — Owner Violation — Note: PER CITY CODE; USE T/P METAL EXTENSION

SANITATION

Clean and maintain yards free from rubbish, debris and excessive vegetation. (91.8104 L.A.M.C. and 17920.3 H.&S.C.)

Building: DUPLEX — SL - A6
Unit: EXTERIOR — Owner Violation — Note: REMOVE MISCELLANEOUS ITEMS AND DEBRIS FROM YARDS.

Building: SFD-4861 SL - A6

Unit: EXTERIOR Owner Violation Note: MISC ITEMS TIRES CLOTHES TV ETC BACK YARB ref

Repair or replace all torn or missing foundation vent or underfloor access opening screens with 1/4" screen. (91.8104 L.A.M.C. and 17920.3.c H.&S.C.)

Building: DUPLEX

Unit: EXTERIOR Owner Violation Note: ENTIRE BUILDING AS NEEDED

UNAPPROVED CONSTRUCTION

The building at the job address listed above (or that portion described herein) was constructed without a building permit or inspection approvals. Demolish and remove the unapproved portion or alteration and restore structure to its originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Safety.(91.103.1, 91.106.1.1, 91.109.1, 91.8105, 91.8203, 91.8204 L.A.M.C.) A $400.00 Administrative Investigation Fee is due and payable to the Los Angeles Housing Department for work commenced without the required permits (161.902 L.A.M.C.)

Building: SFD-4861

Unit: EXTERIOR Permit Required: Yes Owner Violation Note: UNAPPROVED CONVERSION OF THE GARAGE TO LIVING QUARTERS (DUPLEX) W/O BUILDING & SAFETY PERMIT.

UNAPPROVED USE OR OCCUPANCY

Obtain a Building Permit and Certificate of Occupancy from the Department of Building and Safety for the change of use or occupancy for the entire building at the job address listed above (or that portion described herein), or restore the use and/or occupancy to its approved condition.
(12.26E, 91.0104.2.5, 91.8105, 91.0109.1, 91.8203 & 91.8204 L.A.M.C.)

Building: SFD-4861

Unit: EXTERIOR Permit Required: Yes Owner Violation

WEATHER PROTECTION

Paint all exposed surfaces to maintain exterior weatherproofing. Buildings constructed prior to 1978 may contain lead paint. For more information with regards to your lead hazards responsibilities call the Los Angeles County Health Departmant at (800) 524-5323.
(91.8104.1 L.A.M.C. and 17920.3.c H.&S.C.)

Building: DUPLEX SL - A1

Unit: EXTERIOR ~~Owner Violation~~ ok 9/7/04 Note: CORRECT ALL DEFECTIVE PAINT ENTIRE BUILDING AS NEEDED

Repair or replace the defective or deteriorated roofing material to provide a weatherproof roof. (91.8104.3 L.A.M.C. and 17920.3.g.2 H.&S.C.)

Building: DUPLEX SL - A1

Unit: 4859 Owner Violation Note: SERVICE PORCH AND BATHROOM

Building: SFD-4861 SL - A1

~~Unit: 4861~~ ~~Owner Violation~~ Note: NORTH SIDE BEDROOM

Replace broken glass and/or deteriorated or missing glazing on windows/doors. (91.8104 L.A.M.C. and 179.20.3.g.2 H.&S.C.)

Building: DUPLEX SL - A1

Unit: 4859 1/2 Owner Violation Note: PLASTIC WINDOW PANES IN THE BEDROOM AND BROKEN GLASS IN THE SERVICE PORCH

Building: SFD-4861 SL - A1

Unit: 4861 Owner Violation Note: BEDROOM

ZONING VIOLATION

Discontinue the open storage, maintenance, dismantling, repairing or otherwise performing any work upon a vehicle, machine, motor, appliance or other similar device, other than to effect minor emergency repairs to a motor vehicle. Maintain the required off-street parking spaces accessible for vehicular use. (12.21.A.8.a, 12.21.A.8.b & 12.21.A.4(m) L.A.M.C. and 17920.3.c H.&S.C.

Building: DUPLEX
Unit: 4859 1/2
Unit: EXTERIOR

~~Owner Violation~~ ok 9/7/04 Tenant Violation
Owner Violation

Note: FORD PLATE #6P8700
Note: VAN FROM FRONT YARD

Inspector Name: FELIX GONZALEZ
Inspector Phone #: 213-252-2869
Office Location: 3550 WILSHIRE BLVD.
STE. 1500
LOS ANGELES, CA. 90010

RSU
Survey Date: Fri, Jul 16, 2004
Log

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this Notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED TO YOUR FAILURE TO COMPLY WITH THIS ORDER. CONTACT YOUR INSPECTOR.

Inspector's Signature Felix Gonzalez *Date* 7/29/04

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor which is punishable by a fine of not more that $5,000 and/or six (6) months imprisonment. (Section 11.00(m) L.A.M.C.)

TAX WARNING:

If the "Franchise Tax Board" box on the front of this Order or Notice is Marked "YES," the Housing Department has determined by inspection that this building is substandard per Section 17229 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) months period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

SUBSTANDARD NOTIFICATION:

If a building is declared a "Substandard Building" as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Substandard Conditions is recorded at the Los Angeles County Recorders Office. Within ten (10) days of recordation of said Notice, the owner or designated agent is required to register with the Los Angeles County's Environmental Health Division pursuant to Section 17997 of the California Health and Safety Code. Failure to comply with this registration requirement is a misdemeanor which is punishable by a fine of not more than $5000.00 and/or six (6) months imprisonment. (Section 11.00(m) L.A.M.C.)

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:

Failure to correct the deficiencies noted on this order could subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the number and severity of the uncorrected violations, and allows the tenant to pay the reduced rent to the City instead of to the landlord. (Section 162.00 et. seq. L.A.M.C., Added by Ord. No. 173810, Eff. 4/16/01)

INSPECTION FEES AND PENALTIES:

If the violations continue to exist after the Compliance Date the Department will require that any subsequent inspection be charged at a minimum of $169 per additional inspection plus administrative costs. Failure to pay any fees or costs imposed within 30 days of serving notice of the imposition of the fee or cost or, if timely appealed of any decision on the appeal, a penalty shall be imposed. The penalty fees shall be equal to two times the fee or cost and a collection fee of 50 percent of the original fee or cost. Any person who fails to pay the assessed fee or cost, penalty or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day after the date the billing notice was mailed. (Section 161.901, 902 & 903 L.A.M.C., and Ordinance 175206, effective 6/18/03)

CITATIONS:

A citation requiring your appearance in court may be issued if compliance is not obtained by the Compliance Date. Violation of the Los Angeles Municipal Code may be a misdemeanor or an infraction and is punishable by a fine of not more than $5000.00 and/or 6 months imprisonment. (Section 161.410 and 11.00(m) L.A.M.C.)

APPEAL RIGHTS:

Any person or entity subject to a Notice or Order or an Inspection fee without hearing, pursuant to Section 161.901, may appeal the Notice, Order or fee to, or my request an extension of time from, a Senior Inspector. This Appeal shall be made in writing, upon appropriate forms provided by the Department, and shall specify the grounds for appeal. The Appeal shall be filed within ten days of the issuance of the Notice or Order, or within ten days of imposition of the fee. (Section 161.1001 L.A.M.C.)

FOR GENERAL INFORMATION YOU MAY CALL (866) 557-7368 BETWEEN 8:00 A.M. AND 4:30 P.M. PARA OBTENER TRADUCCION EN ESPANOL DE ESTA ORDEN FAVOR DE LLAMAR AL (866) 557-7368 ENTRE LAS 8:00 A.M. Y 4:30 P.M.

On Thursday, 29 July, 2004 the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

Felix Gonzalez

Property Address: 4859-61 LONG BEACH AVE

Re-Inspection Assistance Report

Hip

4859 LONG BEACH AVE

Inspector: FELIX GONZALEZ **Case:** 1 **Inspection:** 2 **Printed:** Thu, 29 Jul 2004

Inspection Comments:

Building	Unit	Type	Violation	O	T	P	Severity	Notes
DUPLEX	4859	(INSP)						
		FIRE SAFETY	SMOKE DETECTORS	☑	☐	☑	L M (H)	BEDROOM AND HALLWAY
		WEATHER PROTECTION	ROOF	☑	☐	☐	L M (H)	SERVICE PORCH AND BATHROOM
		MAINTENANCE	INTER-WALLS/CEILING	☑	☐	☐	L M (H)	CORRECT ALL DEFECTIVE PLASTER/PAINT ENTIRE APARTMENT
			FLOOR COVERING	☑	☐	☐	L (M) H	ENTIRE APARTMENT
			COUNTER/DRAINBOARD	☑	☐	☐	L (M) H	REGROUT KITCHEN COUNTER TOP, REPLACE DAMAGED/BROKEN CERAMIC TILES.
		HEATING AND VENTILATION	HEATING APPLIANCE	☑	☐	☐	(L) M H	CHECK FOR PROPER OPERATION
			VENT CONNECTOR/CAP	☑	☐	☐	L M H	REPLACE WATER HEATER EXHAUST VENT BY CITY CODE, REMOVED CORRUGATED DRYER VENT AND EXTEND TO AN APPROVED LOCATION.
	4859 1/2							
		FIRE SAFETY	SMOKE DETECTORS	☑	☐	☑	L M (H)	BEDROOM AND HALLWAY
		WEATHER PROTECTION	WINDOW/DOOR GLASS	☑	☐	☐	L (M) H	PLASTIC WINDOW PANES IN THE BEDROOM AND BROKEN GLASS IN THE SERVICE PORCH
		MAINTENANCE	INTER-WALLS/CEILING	☑	☐	☐	L (M) H	CORRECT ALL DEFECTIVE PLASTER/PAINT ENTIRE APARTMENT
			FLOOR COVERING	☑	☐	☐	L (M) H	KITCHEN AND SERVICE PORCH
			WINDOW/DOOR MAINT	☑	☐	☐	(L) M H	ALL EXTERIOR DOOR SHALL BE SOLID CORE, LIVING ROOM
		PLUMBING	W/H T/P EXTENSION	☑	☐	☐	(L) M H	PER CITY CODE; USE T/P METAL EXTENSION
		HEATING AND VENTILATION	VENT CONNECTOR/CAP	☑	☐	☐	L M H	REPLACE WATER HEATER EXHAUST VENT BY CITY CODE, REMOVED CORRUGATED DRYER VENT AND EXTEND TO AN APPROVED LOCATION.
		ZONING VIOLATION	INOPERATIVE VEHICLES	☑	☑	☐	L M H	FORD PLATE #6P8700
	EXTERIOR							
		SANITATION	FOUNDATION VENTS	☑	☐	☐	(L) M H	ENTIRE BUILDING AS NEEDED
			CLEAN YARDS	☑	☐	☐	L (M) H	REMOVE MISCELLANEOUS ITEMS AND DEBRIS FROM

								YARDS.
		WEATHER PROTECTION	EXTERIOR PAINT	☑	☐	☐	L M H	CORRECT ALL DEFECTIVE PAINT ENTIRE BUILDING AS NEEDED
		ZONING VIOLATION	INOPERATIVE VEHICLES	☑	☐	☐	(L) M H	VAN FROM FRONT YARD
SFD-4861	4861							
		FIRE SAFETY	SMOKE DETECTORS	☑	☐	☐	L M (H)	BEDROOMS AND HALLWAY
			OTHER FIRE SAFETY	☑	☐	☑	L (M) H	All emergency windows shall have a min. net clear of 5.7 sq ft. The min. net opening height 24 in. The min. net clear width 20 in and their sill not more than 44 in above the floor. Bedrooms (91.310.4.3 L.A.M.C. and 17920.3.k.1 H.&S.C.)
		WEATHER PROTECTION	ROOF	☑	☐	☐	(L) M H	NORTH SIDE BEDROOM
			WINDOW/DOOR GLASS	☑	☐	☐	(L) M H	BEDROOM
		MAINTENANCE	FLOOR COVERING	☑	☐	☐	(L) M H	KITCHEN AND BATHROOM
			WINDOW/DOOR MAINT	☑	☐	☐	(L) M H	ALL EXTERIOR DOOR SHALL BE SOLID CORE, LIVING ROOM
		PLUMBING	UNAPPROVED PLUMBING	☑	☐	☑	L M (H)	UNAPPROVED PLUMBING FOR LAUNDRY (HOOKUP) IN THE BACK YARD
		HEATING AND VENTILATION	HEATING APPLIANCE	☑	☐	☐	(L) M H	CHECK FURNACE AND THERMOSTAT FOR PROPER OPERATION
	EXTERIOR							
		SANITATION	CLEAN YARDS	☑	☐	☐	L (M) H	MISC ITEMS TIRES CLOTHES TV ETC BACK YARB ref
		ELECTRICAL	UNAPPROVED ELECTRIC	☑	☐	☑	L M (H)	AT UNAPPROVED DUPLEX (GARAGE)
		PLUMBING	FIXTURE DEF/LEAK	☑	☐	☐	L M H	HOSE BIB BACK YARD
			UNAPPROVED PLUMBING	☑	☐	☑	L M (H)	AT UNAPPROVED DUPLEX (GARAGE)
		UNAPPROVED CONSTRUCTION	UNAPPROVED CONSTRUCT	☑	☐	☑	L M (H)	UNAPPROVED CONVERSION OF THE GARAGE TO LIVING QUARTERS (DUPLEX) W/O BUILDING & SAFETY PERMIT. (storage)
		UNAPPROVED USE OR OCCUPANCY	NEW C/O REQUIRED	☑	☐	☑	L M (H)	

City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

MERCEDES M. MARQUEZ
General Manager

3550 WILSHIRE BLVD.
STE. 1500
LOS ANGELES, CA. 90010

REAP WARNING

To Owners and Management of:

4859-61 LONG BEACH AVE
LOS ANGELES CA 90058-1914

RE: NOTICE TO COMPLY DATED: **Thu, Aug 05, 2004**

THE ATTACHED NOTICE TO COMPLY LISTS DEFICIENCIES WHICH ARE IN VIOLATION OF SECTION 1941.1 OF THE CALIFORNIA CIVIL CODE AND THE LOS ANGELES MUNICIPAL CODE. FAILURE TO CORRECT THESE DEFICIENCIES WILL SUBJECT THIS PROPERTY TO INCLUSION IN THE CITY OF LOS ANGELES RENT REDUCTION PROGRAM (RRP) AND RENT ESCROW ACCOUNT PROGRAM (REAP). IF THESE DEFICIENCIES ARE NOT CORRECTED WITHIN THE PERIOD ALLOWED FOR COMPLIANCE, THIS PROPERTY WILL BE REFERRED FOR INCLUSION IN THE RRP AND REAP.

IMMEDIATE CORRECTION OF THE BELOW LISTED DEFICIENCIES IS NECESSARY TO ENSURE THAT YOUR RENTS ARE NOT REDUCED AND THAT YOU ARE ABLE TO CONTINUE TO RECEIVE RENTAL INCOME FROM THIS PROPERTY.

THE ATTACHED NOTICE TO COMPLY DESCRIBES THE 1941.1 C.C.C. AND VARIOUS OTHER L.A.M.C.

A. HOUSING

H X - 1. Waterproofing [5]
H X - 2. Plumbing/Gas [4]
___ - 3. Water Supply [0]
M X - 4. Heating [4]
H X - 5. Electrical [1]
M X - 6. Cleanliness [2]
___ - 7. Garbage Removal [0]
M X - 8. Floors, Stairways [3]
H X - 9. Security Bars, Inoperative Windows, Smoke Detectors [3]

B. FIRE SAFETY

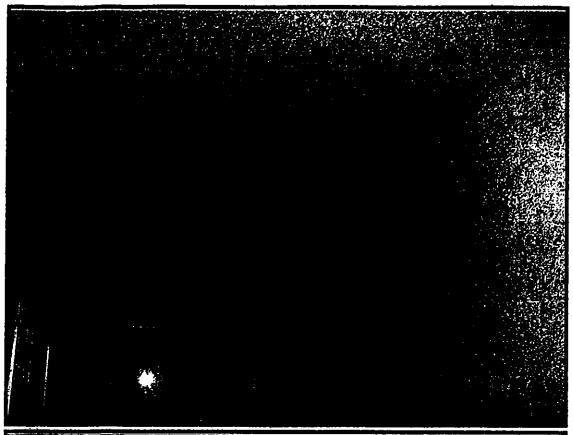
___ - 1. Exiting [0]
___ - 2. Fire Protection Equipment [0]
___ - 3. Fire Warning Devices [0]
___ - 4. Hazardous Storage [0]

NOTE: IN ADDITION TO THE ABOVE, IF THE CITED DEFICIENCIES ARE NOT CORRECTED WITHIN 45 DAYS OF THE COMPLIANCE DATE OF THE NOTICE TO COMPLY, THE OWNER WILL BE AUTOMATICALLY INCLUDED IN A MANDATORY PROPERTY MANAGEMENT TRAINING PROGRAM.

Printed on: 07/29/2004

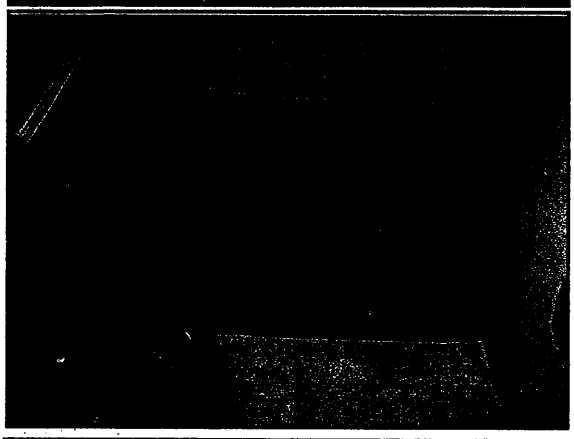
FELIX GONZALEZ

213-252-2869



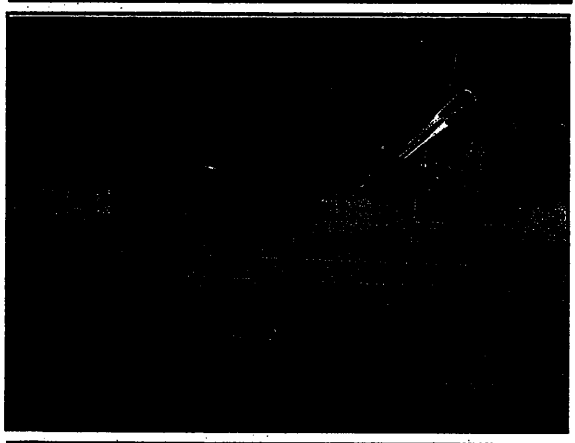
Photo# **Date:** 9/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4859

Description of Violation: MISSING REQUIRED SMOKE DETECTOR IN THE HALLWAY GIVING ACCESS TO SLEEPING AREA(S)



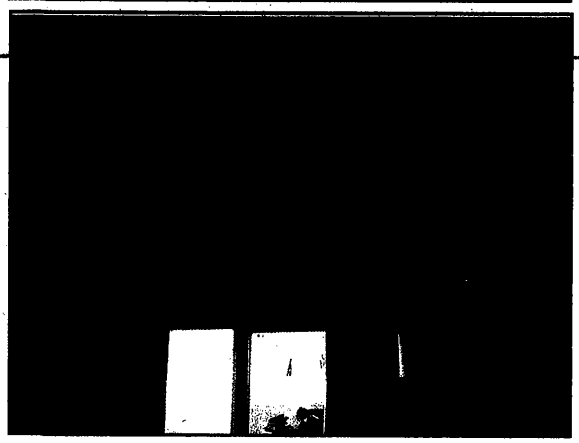
Photo# **Date:** 9/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4859

Description of Violation: DEFECTIVE FLOOR COVERING IN THE KITCHEN



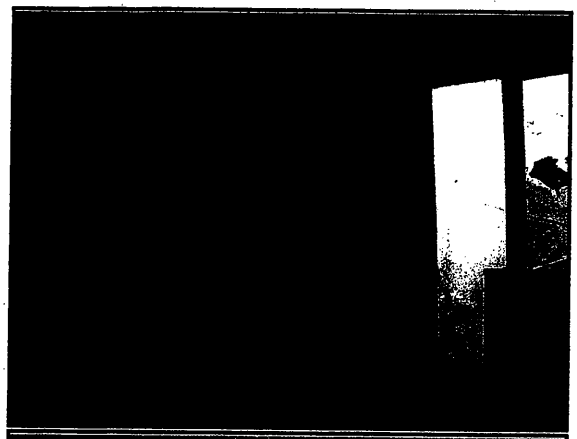
Photo# **Date:** 9/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4859

Description of Violation: UNSANITARY KITCHEN COUNTER TOP, MISSING GROUT AND CERAMIC TILES.



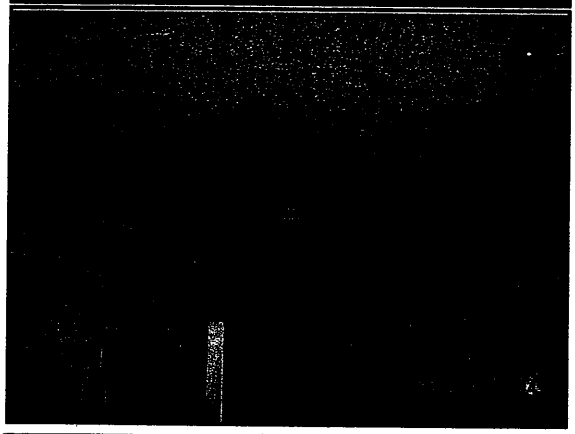
Photo# **Date:** 9/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4859

Description of Violation: DEFECTIVE WALL SURFACE, MILDEW AND DEFECTIVE PAINT.



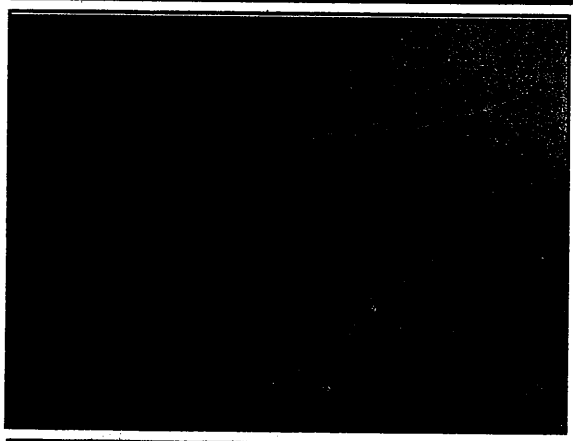
Photo# **Date:** 9/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4859

Description of Violation: DEFECTIVE PLASTER/PAINT IN THE SERVICE PORCH



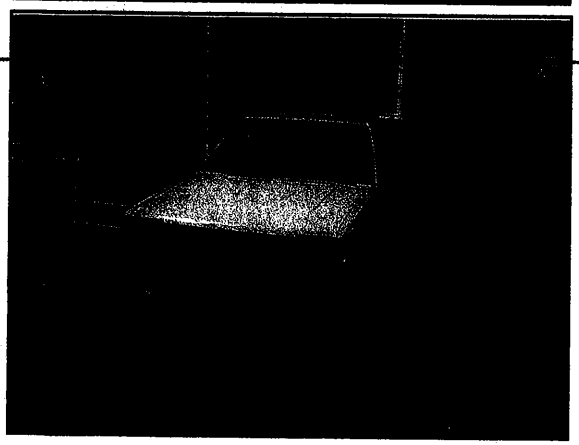
Photo# **Date:** 9/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4859

Description of Violation: MISSING REQUIRED SMOKE DETECTOR IN THE BEDROOM



Photo# **Date:** 9/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # DUPLEX (EXTERIOR)

Description of Violation: MISSING FOUNDATION SCREEN VENT



Photo# **Date:** 9/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # DUPLEX (FRONT YARD)

Description of Violation: INOPERATIVE VEHICLE AT FRONT YARD,



Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # EXTERIOR

Description of Violation: OPEN STORAGE OF MISCELLANEOUS ITEMS.



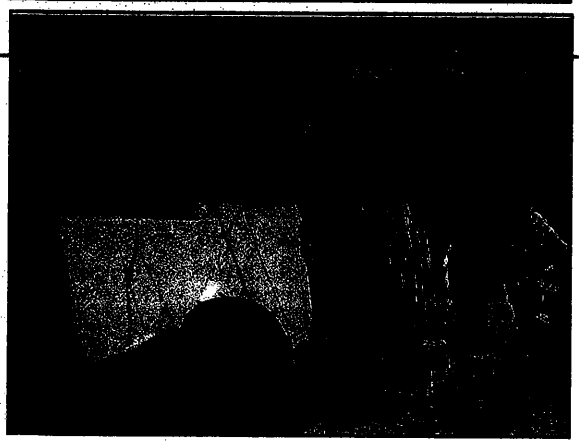
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # EXTERIOR

Description of Violation: OPEN STORAGE OF MISCELLANEOUS ITEMS, APPLIANCES, DEBRIS ETC.



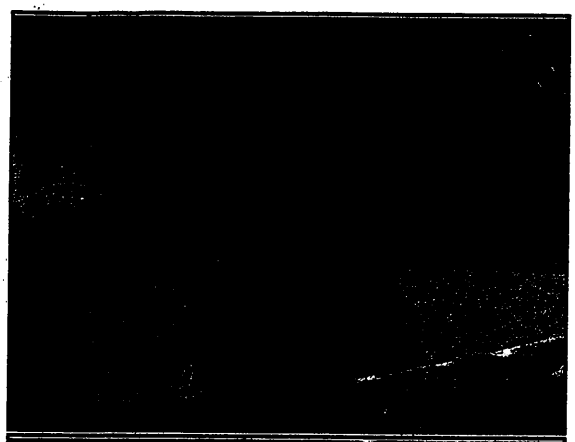
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # EXTERIOR

Description of Violation: OPEN STORAGE OF MISCELLANEOUS ITEMS, APPLIANCES, DEBRIS ETC.



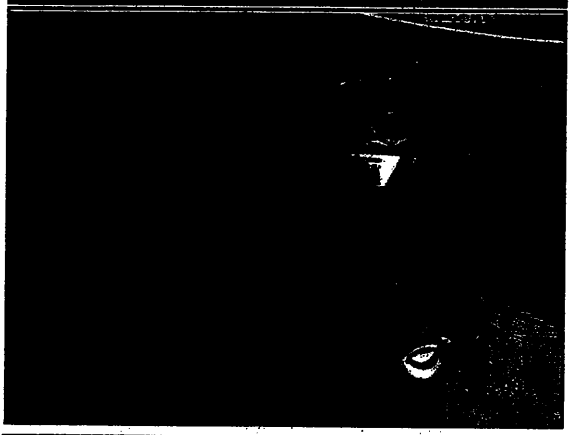
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # REAR BUILDING

Description of Violation: GARAGE/STORAGE CONVERTED TO DWELLING UNIT!!!



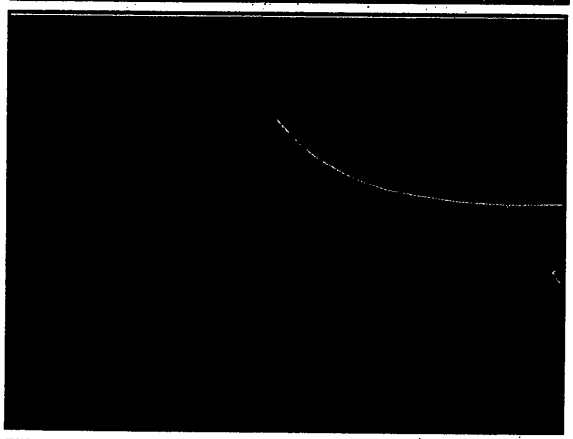
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # REAR BUILDING

Description of Violation: GARAGE/STORAGE CONVERTED TO DWELLING UNIT!!!



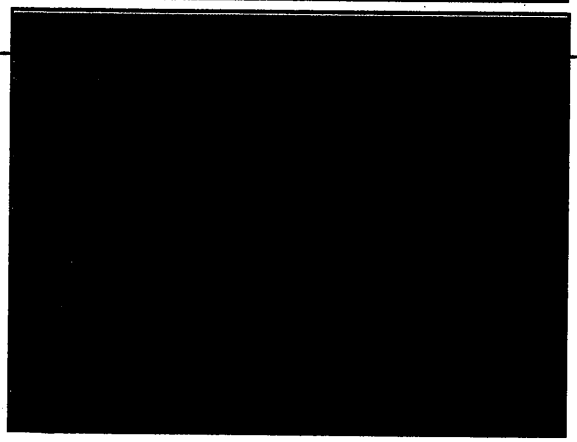
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # BACK YARD

Description of Violation: UNAPPROVED PLUMBING, WASHING MACHINE HOOK-UPS



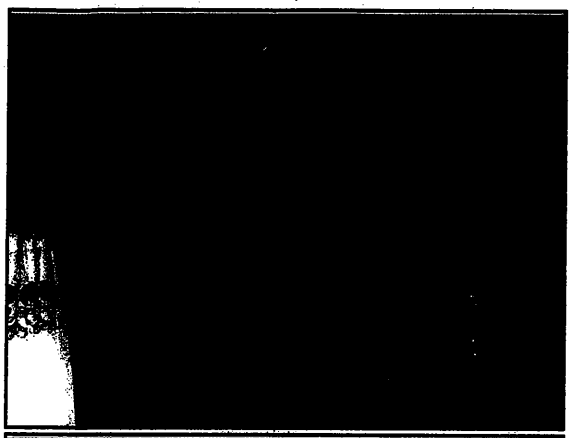
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # BACK YARD

Description of Violation: UNAPPROVED ELECTRICAL AND EXTENSION CORDS AT UNAPPROVED LAUNDRY AREA.



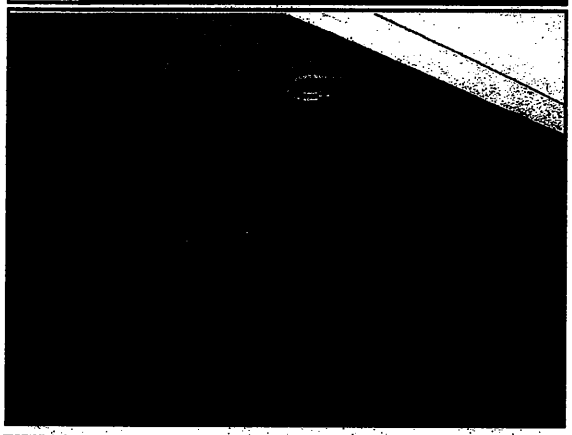
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # EXTERIOR

Description of Violation: MISSING FOUNDATION SCREEN VENT



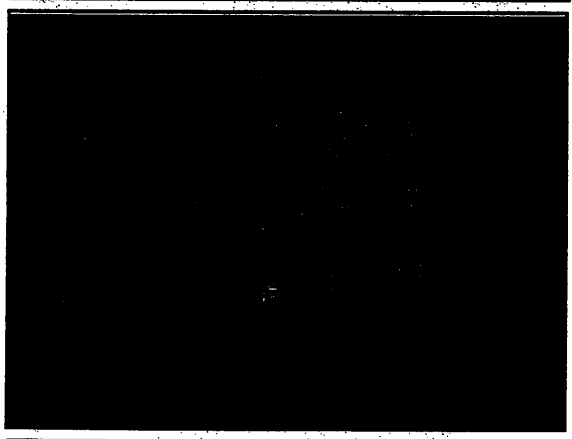
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4861

Description of Violation: MISSING REQUIRED SMOKE DETECTOR IN THE LIVING ROOM, ACCESS TO BEDROOMS.



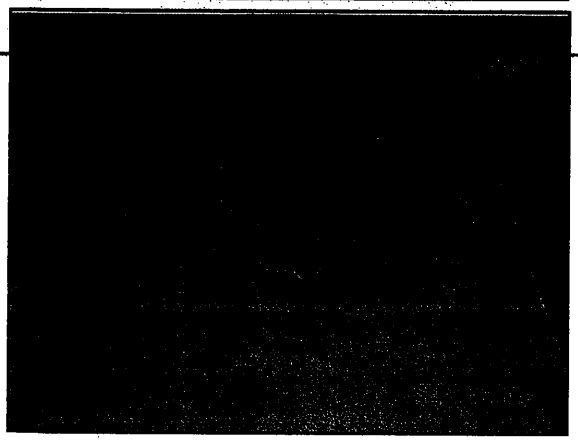
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4861

Description of Violation: MISSING REQUIRED SMOKE DETECTOR IN THE BEDROOM



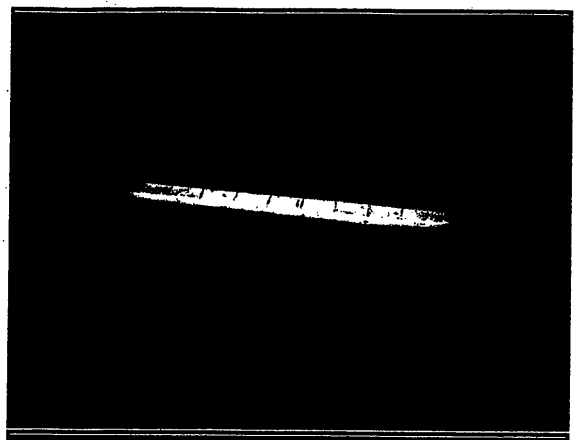
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4861

Description of Violation: BROKEN GLASS REAR BEDROOM WINDOW



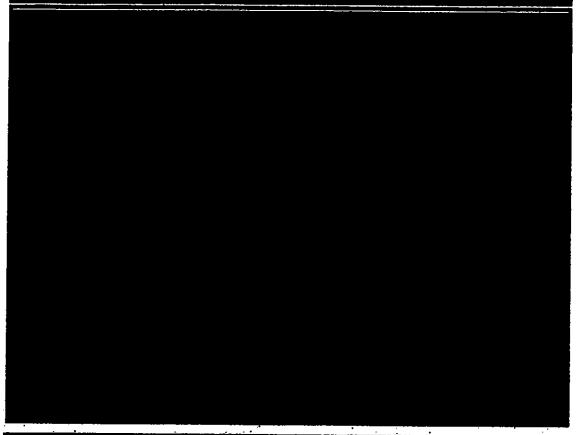
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4861

Description of Violation: DEFECTIVE FLOOR COVERING IN THE KITCHEN



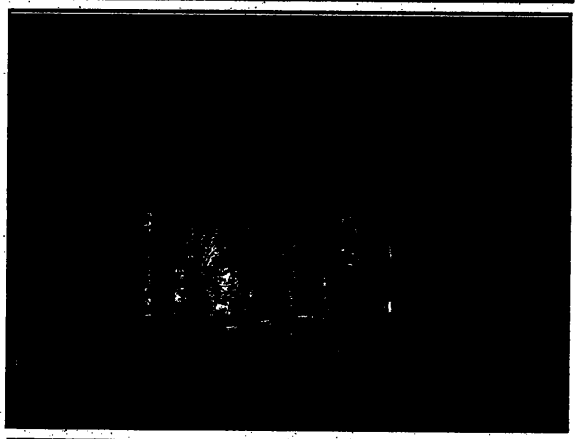
Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4861

Description of Violation: MISSING THRESHOLD LIVING ROOM



Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4861

Description of Violation: DEFECTIVE THERMOSTAT



Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # 4861

Description of Violation: LACK OF LIGHT AND VENTILATION IN THE BEDROOM. UNAPPROVED EMERGENCY EGRESS WINDOW.



Photo# **Date:** 09/07/2004 **Inspector:** F. GONZALEZ
Address: 4859-61 S LONG BEACH AVE
LOS ANGELES CA 90011
Location on Parcel or Unit # SOUTH SIDE YARD

Description of Violation: OPEN STORAGE OF MISCELLANEOUS ITEMS, APPLIANCES, DEBRIS ETC.