COMPLIANCE DIVISION - REAP/LBVP
Los Angeles Housing Department
LAHD
1200 W. 7th Street, 8th 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

September 25, 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. 7739 represents property at 3704 E BALDWIN ST.
   The Notice of Acceptance was sent on 9/7/2004
   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. 52121 represents property at 1119 N SANBORN AVE.
   The Notice of Acceptance was sent on 12/28/2006
   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 Housing Law Project

3. Case No. 76474 represents property at 2917 N COOLIDGE AVE.
   The Notice of Acceptance was sent on 6/19/2007
   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

4. Case No. 71495 represents property at 15835 W VANOWEN ST.
   The Notice of Acceptance was sent on 5/4/2007
   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. 26415 represents property at 1370 E 108TH ST.
   The Notice of Acceptance was sent on 9/5/2006
   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 Housing Law Project

6. Case No. 115022 represents property at 1709 W 49TH ST.
The Notice of Acceptance was sent on 7/27/2007
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
Inquilinos Unidos

7. Case No. 77710 represents property at 834 N WILMINGTON BLVD
The Notice of Acceptance was sent on 1/18/2007
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

8. Case No. 124450 represents property at 2901 S HALLDALE AVE
The Notice of Acceptance was sent on 9/5/2007
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
Inner City Law Center

9. Case No. 8271 represents property at 2641 E ALICE ST.
The Notice of Acceptance was sent on 4/19/2005
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
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: _____
Marc Lipton, Supervisor
Rent Escrow Account Program

MMM:RA:ML:ch

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 **2641 E ALICE**, hereinafter "the subject property", was cited for violations which caused the placement of the property into the Rent Escrow Account Program, (REAP Case No. **8271**); 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 **Coalition for Economic Survival** 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.

REAP RESOLUTION

COUNCIL FILE NO.: _____ CD: 1

REMOVAL x INCLUSION ____ RELEASE OF ESCROW FUNDS ____

CITED BY: Los Angeles Housing Department Code Enforcement Unit

ADDRESS: 2641 E ALICE

CASE NO.: 8271

EFFECTIVE DATE: 5/26/2004

TYPE OF VIOLATION(S): fire warning devices, exiting, maintenance, electrical, plumbing/gas, heating/ventilation

ASSESSOR ID NO.: 5453-001-026

REGISTRATION NO. NONE

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

None

COMMENTS: The Coalition for Economic Survival verified that all tenant issues have been addressed.

Case Activity Report

CASE #: 54207

'8271'

APN:	5453001026
CD:	1
Census Tract:	185320
RSU:	6257935
HPOZ:	No
Total Units (LUPAMS):	3
Total SCEP Exemptions:	1

2641 E ALICE
Los Angeles 90065

LUPAM / BOE:
LANE,MARIA A

02641 ALICE ST
LOS ANGELES CA 90065

LAHD:
MARIA A LANE
2641 1/2 ALICE ST
LOS ANGELES CA 90065

Case Sub Type

Source REAP

Inspector

Case Manager

Phone No.

Owner Information

	Initial Inspection Date	**Referred to Health Dept.**	
View	NTC/Substandard Print Date	**Referred to Building & Safety**	
	Compliance Date	**Referred to Sr. Inspector**	
	NTC Reinspection Date	**Referred to Pr. Inspector**	
	Inspector Extension	**Referred to CM**	
	Sr.Inspector Extension	**PMTP**	
View	Photos	**Refer To Hearing**	
	Supporting Documents of approved use	**Notice of GM Hearing**	
View	Other	**REAP Appeal Due Date**	
View	Owner Matrix	**REAP Appeal Received Date**	
View	Tenant Matrix	**NOA/REAP Acceptance Date**	
View	FTC	**GM Hearing Date**	
View	Substandard Document #	**Referred To Legal Date**	
	Substandard Record Date	**Referred to CA Date**	
	Substandard Termination Date	**CA Filed Date**	
View	FTB Document #	**All Deficiencies Resolved Date**	
	FTB Record Date	**Outreach Contractor**	Coalition For Economic Survival
	FTB Termination Date	**CM Outreach Request Date**	
	FTB Cancellation Date	**Outreach Finding**	
View	REAP Document #	**Positive Report Date**	
	REAP Record Date	**Scheduled Council Date**	
View	Sr. Appeal	**REAP Case Balance**	2200.0000
View	Re-Inspection Report	**ESCROW Account Closed Date**	
		REAP Closed Date	
		Suspension Date	

Work Log | Unit Information | Notices | View Docs | View REAP Acct Info | Ins

Welcome Chris_hand! |September 25, 2007| System Documentation | Logoff

Los Angeles Housing Department
Code, Compliance and Rent Information System

Antonio R. Villaraigosa, Mayor Mercedes Márquez, General Manager

Information Center

43web02

2003-2006 City of Los Angeles

REAP

Case Main

Search> Search Results>

APN: 5453001026

Select a group: Program Management | Release of Escrow | REAP Removal | **OutReach** | **Case No:** 54207 **Old ID:8271**

Property Information

APN: 5453001026
Address: 2641 E ALICE ST Los Angeles CA 90065

Owner: MARIA LANE
Owner Address: 2641 1/2 ALICE ST LOS ANGELES CA 90065
Owner Phone: 323 2229281

Inspector Contact

Add/Edit Outreach Case

Units/Buildings Work Log Docs

APN: 5453001026
Case Type: REAP
Case Number: 54207
Contractor: Coalition For Economic Survival
Case Manager: Kenneth Lam
Units: 2641, 2643
4/21/05 - Initial referral to outreach. Chavez
Comments:

General Log

Log Entry

Create Log W/Email | Create Log | Close

Worklog Listing

Address
2641 E ALICE ST

Owner
MARIA A LANE

CD
Council District 1

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

Created By: On 4/21/2005

First Visit: 9/19/2006 11:14:00 AM

Final Site Visit Request : Make Request

Final Site Visit Scheduled Date: 8:00 AM

Final Site Visit by Contractor: Date not set

Positive Report Date: Date not set

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

Recorded By	Date Recorded	Log Text
Agassi Topchian	12/8/2006 10:16:00 AM	I have conducted a site visit on 12.07.06. Some violations still exist. CES does not recommend removal from REAP at this time.
Agassi Topchian	11/22/2006 9:42:00 AM	A final site visit was scheduled for 11.21.06. The owner Maria Lane refused to conduct a FSV and provide access. CES does not recommend removal from REAP.
Agassi Topchian	9/27/2006 12:41:00 PM	CES last visited this property on 05.10.05. Both tenants were educated about the REAP program.

Site Visit Log

Visit Type

Initial

Final Visit Positive

Date 9/25/2007 8:00 AM

Unit #	Tenant Comments For Site Visit	Tenant
2641		Pablo Fiono
2643		Marie Lu Lopez

Add Site Visit W/Email | Add Site Visit Log

Visit Log History

Close

N/A

W-9 Received
N/A

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

City of Los Angeles

HOUSING DEPARTMENT

Code Enforcement

MERCEDES MARQUEZ
General Manager

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

Job Address: 2643 ALICE ST
LOS ANGELES CA 90065-1106
Owner: MARIA LANE

Attention: MARIA LANE

Address: 2641 ALICE ST
LOS ANGELES CA 90065

# of Units: 3
A.P.N.: 5453001026
C.D.: 01
Census Tract: 1853
In Addition Notify:

Attention:

Address:

NOTICE OF SUBSTANDARD CONDITIONS

This Notice supercedes Substandard Notice dated:

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.)

Effective Date
Thu, Jun 03, 2004

Compliance Date
Fri, Jul 09, 2004

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.

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: Fri, Jul 16, 2004 , at: 2:30 PM

___ Repairable

___ Plans and Permits Required to Repair Building

___ Demolition Recommended

___ Demolition Ordered

___ Building Vacant and Uninhabitable

___ Building Ordered Immediately Vacant

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

ELECTRICAL

Discontinue the excessive/inappropriate use of extension cords/multiple adaptors and/or install sufficient electrical receptacle outlets to eliminate the need for extension cords/multiple adaptors. (91.8104.8 L.A.M.C. and 17920.3.d H.&S.C.)

Building: 2643 M *SL - A5*

Unit: 2643 — Owner Violation — Tenant Violation — Note: AT FRONT BEDROOM.

Other Electrical 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: 2643

Unit: 2643 H — Owner Violation — Note: HOT NEUTRAL REVERSED AT KITCHEN OUTLET.

Repair/replace the hazardous, missing, unapproved, defective, or improperly installed receptacle outlets. (91.8104.8 L.A.M.C. & 17920.3.d H.&S.C.)

Building: 2643

Unit: 2643 H — Owner Violation — Note: AT KITCHEN.

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: 2641

Unit: 2641 H — Permit Required: Yes — Owner Violation — Note: PROVIDE IN EACH BEDROOM EMERGENCY EGRESS WINDOW AS PER UNIFORM BUILDING CODE [310.4]" SEE NOTES"

Building: 2643

Unit: 2643 H — Permit Required: Yes — Owner Violation — Note: PROVIDE IN EACH BEDROOM EMERGENCY EGRESS WINDOW AS PER UNIFORM BUILDING CODE [310.4]" SEE NOTES"

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: 2641 *SL - A9*

Unit: 2641 — Permit Required: Yes — Owner Violation

Building: 2643 H *SL - A9*

Unit: 2643 — Owner Violation

HEATING AND VENTILATION

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: 2641 H *SL - A4*

Unit: 2641 — Owner Violation — Note: AT WATER HEATER.

MAINTENANCE

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 Departmant at (800) 524-5323.
(91.8104.4 L.A.M.C. and 17920.3.a.13 & 17920.10 (a-e) H.&S.C.)

Building: 2643 L

Unit: 2643 | Owner Violation | Note: AT BATHROOM . AND UNDER KITCHEN SINK.

PLUMBING

Reinstall or secure loose plumbing fixtures (Water closet, sink, lavatory, etc.). (91.8104.7 L.A.M.C. and 17920.3.c H.&S.C.)

Building: 2643 *SL - A2*

Unit: 2643 | Owner Violation | Note: REPAIR LOOSE TOILET.

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: 2643 *SL - A2*

Unit: EXTERIOR | Permit Required: Yes | Owner Violation | Note: WATER HEATER INSTALLATION.

Anchor or strap water heater tank(s) in an approved manner to prevent horizontal or vertical displacement in the event of an earthquake.
(91.310.14, 94.510.5 L.A.M.C. and 17920.3.c H.&S.C.)

Building: 2641 *SL - A2*

Unit: 2641 | Owner Violation

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: 2641 *SL - A2*

Unit: 2641 | Owner Violation

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: 2641 3/4

Unit: 2641 3/4 | Permit Required: Yes | Owner Violation | Note: PROVIDE PLANS PERMITS AND APPROVALS FOR THIS UNIT.

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: 2641 3/4

Unit: 2641 3/4 | Permit Required: Yes | Owner Violation | Note: PROVIDE CERTIFICATE OF OCCUPANCY FOR THIS UNIT.

ZONING VIOLATION

Maintain the required off-street parking spaces accessible for vehicular use. (12.21.A.4.m L.A.M.C.)

Building: 2643

Unit: EXTERIOR | Owner Violation | Tenant Violation | Note: DISCONTINUE PARKING IN FRONT YARD.

Building: PROPERTY

Unit: EXTERIOR | Owner Violation

Inspector Name	MANUEL TEJADA
Inspector Phone #	213 252-2843
Office Location	3550 WILSHIRE BLVD. STE. 1500 LOS ANGELES, CA. 90010
RSU	
Survey Date	Wed, May 26, 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 Manuel Tejada *Date* 11-12-04

PROPERTY MANAGEMENT TRAINING PROGRAM: Where a property owner has been issued an Order or Notice to Comply, or Substandard Order by the Los Angeles Housing Department, and is 45 days or more delinquent from the "compliance date", is required to attend the PMTP training sessions. There is a $225.00 registration fee that the property owner must pay directly to the training institute. Failure to comply with the PMTP may result in a criminal infraction being imposed on the property owner, which carries a fine of $250.00 plus penalty assessments. (Ordinance No. 171761)

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 Friday, 12 November, 2004 the undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.

Manuel Lozada

Property Address: 2643 ALICE ST

City of Los Angeles
Los Angeles Housing Department
Enforcement and Inspection Division

Owner Matrix

Property Address: 2643 E ALICE ST
Los Angeles, CA 90065

AKA:

APN: 5453001026

Create Date: 4/2/2006

Unit	Nuisance Conditions	Structural Hazards	Fire Warning Devices	Exiting	Fire Protection Equipment	Hazardous Storage	Failure to Test/ Certify	Failure to Manage/ Secure	Sanitation	Weather Proofing	Maintenance	Electrical	Plumbing/ Gas	Heating/ Ventilation	Calculated Reduction Percentage	Imposed Reduction Percentage
2641			H	H									H	H	80%	50%
2643			H	H							L	H	H		90%	50%