

10080110201725555

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI

MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

SU HAG SONG
1032 S WESTLAKE AVE
LOS ANGELES, CA 90006

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

APR 15 2016

CASE #: 593360

ORDER #: A-4041604

EFFECTIVE DATE: April 21, 2016

COMPLIANCE DATE: **May 21, 2016**

To the address as shown on the
last equalized assessment roll.
Initialed by *[Signature]*

OWNER OF

SITE ADDRESS: **1032 1/2 S WESTLAKE AVE**

ASSESSORS PARCEL NO.: 5136-011-005

ZONE: R3; Multiple Dwelling 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The building or premises is Substandard due to illegal occupancy..**

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front house

Comments: 1) Main house has been converted to separate units with two full kitchen staircase has



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

been blocked off by a door to separate first and second floors.

2. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: in the rear of the property.

Comments: 2) Existing detached garage has been converted to another separate unit

3. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: In the rear of the property.

Comments: 2) Existing detached garage has been converted to another separate unit

4. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: 1) Additional square footage has been added to converted existing garage approx 14' x 22', also the attic of the existing garage has been converted to living space without any permits or approval. 2) A steel staircase in the sizes of approx. 4' x 25' in required side Yard without any permit or approval 3) A storage Structure has been added/attached to the existing garage in the sizes of approx. 17' x 20' without any permits or approvals

5. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Existing electrical overhead conductors and the conduit has been modified without any inspection or approval. Obtain permit and approvals to correct the hazardous codition and reinstall per code.

6. 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.

Location: Rear and front.

Comments: installed 2 water heaters in the rear and the front of the property does not meet the code requirements. Obtain permit and make the installation to meet required codes

7. Connection to Venting Systems

You are therefore ordered to: 1) Every water heater designed to be vented shall be connected to a venting system and such system shall comply with the provisions of this code

Code Section(s) in Violation: 94.510.2.1, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

8. Security bars or grilles were installed on the required emergency escape and rescue openings without approved release mechanisms.

You are therefore ordered to: Provide or maintain emergency escape and rescue openings in all sleeping rooms

Code Section(s) in Violation: 91.5R310.4, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

9. Missing, inoperable or insufficiently sized emergency escape and rescue openings.

You are therefore ordered to: Provide or maintain emergency escape and rescue openings in all sleeping rooms

Code Section(s) in Violation: 91.1029.1, 91.1029.2, 91.1029.5, 91.103.1, 12.21A.1(a) of the L.A.M.C.

10. Historical preservation overlay zone.

You are therefore ordered to: Discontinue the condition which violates the Historical Preservation Overlay Zone

Code Section(s) in Violation: 12.20.3, 12.21A.1.(a) of the L.A.M.C.

Comments: For any questions or to schedule a review of a proposed project within this HPOZ, please contact Renata Dragland of the Department of City Plannings Office of Historic Resources, at (213) 978-1797, or renata.dragland@lacity.org and fill out the HPOZ Initial Screening Checklist.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING :

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

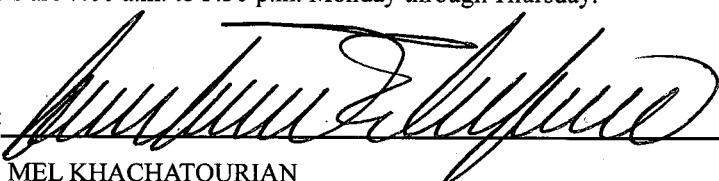
APPEAL PROCEDURES:

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

NOTICE:

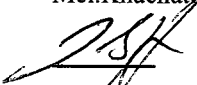
Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3938. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: April 14, 2016

MEL KHACHATOURIAN
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3938
Mel.Khachatourian@lacity.org


REVIEWED BY