



3550 Wilshire Blvd  
Los Angeles, CA 90010  
(213) 252-2800

January 05, 2010  
Case Number: 261088  
APN: 5119025006

Property Owner: KEARNEY,LUCILLE  
Mailing Address: 1462 E 23RD ST  
LOS ANGELES , CA 90011

In Addition Notify:  
Mailing Address:

**NOTICE AND ORDER TO COMPLY**

Sections 161.702 and 161.354, Los Angeles Municipal Code  
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **1462 E 23RD ST** . An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **2/11/2010**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **2/18/2010** between **2:30 PM** and **4:30 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code. Any questions you have may be directed to the office identified at the top of this notice. *Si tiene preguntas, favor de llamar al número que se encuentra al principio de esta notificación.*

Issuing Inspector: Terrance Strouse

Proof of Mailing -- On 1/5/2010 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

## FIRE SAFETY

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Failure to provide and maintain the required permanently wired, with battery back-up, smoke detectors at all sleeping rooms, and areas adjacent to sleeping rooms. Sections 91.310.9.1.1; 91.310.9.1.4; 91.310.9.1.5; 91.8603.1.1; 91.8603.1.2 L.A.M.C.; 17920.3(m) H.&S.C.)

1462 1/2 E 23RD ST  
LIVING ROOM, Note: Missing

1462 1/2 E 23RD ST  
BEDROOM1

## SANITATION

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Failure to maintain the required window and/or door insect screens. Sections. 91.8104.5 L.A.M.C.; 17920.3(c) H.&S.C.

1462 1/2 E 23RD ST  
ENTIRE UNIT, Note: Screens should be well maintained and tight fitting

## WEATHER PROTECTION

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Failure to maintain required window and/or door glazing. Sections 91.8104 L.A.M.C.; 179.20.3(g)2 H.&S.C.

1462 1/2 E 23RD ST  
HALL BATH

## MAINTENANCE

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Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.8104.5 L.A.M.C.; 17920.3.a.13 H.&S.C.

1462 1/2 E 23RD ST  
KITCHEN, Note: Kitchen cabinet repair, Provide handles and catches on all cabinets so they stay closed.

Failure to maintain safe and sanitary floor covering. Sections 91.8104.6 L.A.M.C.; 17920.3(a)13 H.&S.C.

1462 1/2 E 23RD ST  
KITCHEN

1462 1/2 E 23RD ST  
BEDROOM1, Note: Repair or replace in an approved manner

1462 1/2 E 23RD ST  
SERVICE ROOM, Note: Provide floor covering

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.8104; 91.8104.4; 91.8104.5.1 L.A.M.C.; 17920.3(a)13 H.&S.C.

1462 1/2 E 23RD ST  
BEDROOM1, Note: Repair and paint ceiling and walls as necessary in an approved manner

1462 1/2 E 23RD ST  
HALL BATH, Note: Repair and paint ceiling and walls as necessary in an approved manner

1462 1/2 E 23RD ST

LIVING ROOM, Note: Repair and paint ceiling and walls as necessary in an approved manner

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ELECTRICAL

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Failure to maintain the required switch/receptacle cover plates, grounding means, in good repair and free from defects or missing portions. Sections 91.8104.8; 93.0311; L.A.M.C.; 380-9(a), (b) and/or (c); 410-56(d) N.E.C.; 17920.3(d) H.&S.C.

1462 1/2 E 23RD ST

SERVICE ROOM

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PLUMBING

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Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 91.8104.7; 94.0101.5.5; L.A.M.C.; 17920.3.c; 17920.3.e H.&S.C.

1462 1/2 E 23RD ST

HALL BATH, Note: Basin faucet

Failure to properly secure loose plumbing fixtures. Sections 91.8104.7 L.A.M.C.; 17920.3(c) H.&S.C.

1462 1/2 E 23RD ST

HALL BATH, Note: toilet

Failure to properly install/terminate water heater relief valve piping. Sections 94.608.5 L.A.M.C.; 17920.3(c); 17920.3(e) H.&S.C.

1462 1/2 E 23RD ST

SERVICE ROOM

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HEATING AND VENTILATION

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Failure to provide and maintain the required central or individual room heating appliance in good repair and operable at all times. Sections 91.8104.11; 95.0104.4 L.A.M.C.; 17920.3.a.6 H.&S.C.

1462 1/2 E 23RD ST

LIVING ROOM, Note: Repair thermostat cover

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ACCESS FOR NEW UNIT INSPECTION

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Make arrangements to provide access for inspection of all units that were not inspected on the initial inspection. Section 161.601 L.A.M.C.

1462 E 23RD ST

ENTIRE UNIT

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ZONING VIOLATION

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Unapproved 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. Sections 12.21.A.8(a); 12.21.A.8 (b) L.A.M.C.; 17920.3(c) H.&S.C.

EXTERIOR, Note: Blue Ford Taurus Sedan 5AYH374, Gray Plymouth Sedan 1NTU840

1462 E 23RD ST

Unapproved open storage of miscellaneous articles. Section 12.21.A.1(a) L.A.M.C.

EXTERIOR, Note: Discontinue use of yards as storage space for material, debris, and other miscellaneous items.

1462 1/2 E 23RD ST

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WEATHER PROTECTION

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Failure to paint all exposed building surfaces to maintain exterior weatherproofing. Section 91.8104.1 L.A.M.C. Attention: Buildings constructed prior to 1978 may contain lead-based paint. For more information with regard to your lead hazards responsibilities call the Los Angeles County Health Department at (800) 524-5323.

EXTERIOR, Note:

1462 1/2 E 23RD ST

Failure to maintain broken, split, decayed, or buckled exterior walls, weather tight, in good repair and in a clean condition. Sections 91.8104.12 L.A.M.C.; 17920.3(b)4; 17920.3(g)4 H.&S.C.

EXTERIOR, Note:

1462 1/2 E 23RD ST

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UNAPPROVED UNIT(S)

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Failure to obtain the required building permit and inspection approvals for the unapproved dwelling unit as described below, or restore the structure to its originally approved condition. If the unit(s) is/are occupied, you may be ordered to vacate the unit(s) and pay the tenant relocation assistance fees. (See attached Notice & Warning pages) Section 151.09.A.11, 163.02 (A), 163.05. LAMC.

EXTERIOR, Note: Small storage shed at South end of property at rear of unit 1462 1/2 is used as dwelling. Approved use, Storage shed, Current use, dwelling unit, obtain permits and certificate of occupancy from department of Building and Safety for construction and conversion of the storage to dwelling unit or restore storage to its approved use and condition.

1462 1/2 E 23RD ST

**Inspector Name** Terrance Strouse  
**Office Location** 3550 Wilshire Blvd  
Suite #1500  
Los Angeles, CA 90010  
**Survey Date** 9/30/2009

**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 WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.**

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## **FAILURE TO COMPLY WARNING**

You may be scheduled for a General Managers hearing, and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice and order. This matter may be referred to the City Attorney for further enforcement. 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 than \$1,000.00 and/or six months imprisonment per LAMC Section 11.00 (m) .

## **LEAD HAZARD WARNING**

Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and 105256 and may be subject to a \$1,000.00 fine or criminal prosecution. For more information call the L.A. Housing Department at (866) 557-7368. In order to locate a Lead Certified Professional and obtain additional information, call the L.A. Housing Department at (866) 557-7368 or go to the California Department of Health Services Website at: <http://www.dhs.ca.gov/childlead/html/GENclist.html>.

## **TAX WARNING**

The Housing Department has determined this building to be substandard per Section and 24436.5 of the State Revenue and Taxation Code. This section provides 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 and local codes dealing with health, safety, or building, cannot deduct from state personal income tax and corporate 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) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

## **SUBSTANDARD NOTIFICATION**

When a building is determined to be a substandard building as defined under Section 17920.3 of the Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorders Office (Health and Safety Code section 17985).

## **RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE**

Failure to correct the conditions that constitute the violations specified by this notice may 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 level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Sections 162.00, et. seq. LAMC)

## **INSPECTION AND PENALTY FEES**

If the conditions found during a Systematic Code Enforcement Program(SCEP) inspection remain uncorrected after the first reinspection, Los Angeles Municipal Code Section 161.901.1 & 2 require that the Departments cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where a Notice to Comply is issued will be billed to the property owner. A late charge penalty equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed by this division are not paid within 30 days of service of the notice of the imposition of the fee or costs or, if timely appealed, of any decision on the appeal. Any person who fails to pay the assessment 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 following the date the billing notice was mailed. (Sections 161.901, et seq.)

## **CITATIONS**

A citation requiring a personal 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 infraction and is punishable by a fine of not more than \$1,000.00 and/or six (6) months imprisonment. (Sections 161.410 and 11.00(m) LAMC.)

## **APPEALS**

As of May 1, 2008 an Appeal Processing Fee of \$128.00 shall be paid to the Department prior to processing the Appeal and obtaining a determination from a Senior Inspector. Section 161.902 of the Los Angeles Municipal Code.

Any person or entity subject to a notice or order or an inspection fee without hearing, pursuant to Section 161.901, *et. seq.* may request to appeal the notice, order, or fee, or may request an extension of time from, a Senior Inspector. The request to 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 10 days of the imposition of the fee. (Section 161.00 161.1001.1 LAMC.)

## **PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP)**

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$250.00. (Section 154.02, *et seq.* LAMC.)

## **RETALIATION**

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

## **HISTORICAL PRESERVATION**

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope of work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

## **RELOCATION INFORMATION**

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant(s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per H&S Code Section 50657(b).

# Los Angeles Housing Department

## Inspection Report

Reinspection Date: 2/18/2010 2:30:00 PM  
 APN: 5119025006 Address: 1462 E 23RD ST  
 Inspector Name: Terrance Strouse

Address	Room	Description	Permit	Notes
1462 1/2 E 23RD ST	BEDROOM1	SMOKE DETECTORS		
	BEDROOM1	FLOOR COVERING		Repair or replace in an approved manner
	BEDROOM1	INTER-WALLS/CEILING		Repair and paint ceiling and walls as necessary in an approved manner
	ENTIRE UNIT	INSECT SCREENS		Screens should be well maintained and tight fitting
	EXTERIOR	Unapproved Unit(s)	required	Small storage shed at South end of property at rear of unit 1462 1/2 is used as dwelling. Approved use, Storage shed, Current use, dwelling unit, obtain permits and certificate of occupancy from department of Building and Safety for construction and conversion of the storage to dwelling unit or restore storage to its approved use and condition.
	EXTERIOR	EXTERIOR PAINT		
	EXTERIOR	EXTERIOR WALLS		
	EXTERIOR	OPEN STORAGE		Discontinue use of yards as storage space for material, debris, and other miscellaneous items.
	HALL BATH	INTER-WALLS/CEILING		Repair and paint ceiling and walls as necessary in an approved manner
	HALL BATH	FIXTURE DEF/LEAK		Basin faucet
	HALL BATH	LOOSE FIXTURES		toilet
	HALL BATH	WINDOW/DOOR GLASS		
	KITCHEN	FLOOR COVERING		
	KITCHEN	WINDOW/DOOR MAINT		Kitchen cabinet repair, Provide handles and catches on all cabinets so they stay closed.
	LIVING ROOM	SMOKE DETECTORS		Missing
	LIVING ROOM	HEATING APPLIANCE		Repair thermostat cover
	LIVING ROOM	INTER-WALLS/CEILING		Repair and paint ceiling and walls as necessary in an approved manner
	SERVICE ROOM	COVERS-SWITCH/RECEP		
	SERVICE ROOM	FLOOR COVERING		Provide floor covering
	SERVICE ROOM	W/H T/P EXTENSION		
1462 E 23RD ST	ENTIRE UNIT	UNIT ACCESS		
	EXTERIOR	INOPERATIVE VEHICLES		Blue Ford Taurus Sedan 5AYH374, Gray Plymouth Sedan 1NTU840