



690 W. Knox St.
Torrance, CA 90502
(310) 524-1230

December 31, 2018
Case Number: 702146
APN: 7411030029

Property Owner: TENANTS / INQUILINOS
Mailing Address: 26368 S WESTERN AVE
LOMITA, CA 90710

In Addition Notify:
Mailing Address:

NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.409.A, Los Angeles Municipal Code (L.A.M.C)

Our records indicate you are the owner of the property located at **26368 S WESTERN AVE**. 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. The conditions, their location on the premises, and the specific code violation(s) 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 **2/6/2019**.

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 **02/12/2019** between **3:30 PM** and **5:30 PM**. 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: Josue Salguero

Proof of Mailing -- On 12/31/2018 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

A handwritten signature in black ink that reads "Josue Salguero".

FIRE SAFETY

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 91.8603, 91.8104 of the L.A.M.C.

Violation Severity Level: HIGH

26366 S WESTERN AVE
BEDROOM1, Note: Missing, defective or inoperative

An owner of a single family dwelling unit intended for human occupancy shall install a carbon monoxide device, approved and listed by the State Fire Marshall pursuant, in each existing dwelling unit having a fossil fuel burning heater or appliance, fireplace, or an attached garage. Exception: For all multiple-family dwelling units, this requirement becomes effective on January 1, 2013. Sections 91.915, 91.8104 of the L.A.M.C.

26366 S WESTERN AVE
ENTIRE UNIT, Note: Missing, defective or inoperative

WEATHER PROTECTION

Failure to maintain required window and/or door glazing. Sections 91.2.401.6, 91.8104.5.1 of the L.A.M.C.

Violation Severity Level: LOW

26366 S WESTERN AVE
HALL, Note: Cabinets handles

MAINTENANCE

Failure to maintain the counters/drain boards for kitchen sinks, bathroom lavatories, and adjacent wall and/or floor surfaces in a manner to prevent water damage, and/or in a clean and sanitary condition and free from dirty or foreign materials. Sections 91.2.401.6, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

26366 S WESTERN AVE
KITCHEN, Note: Kitchen counter

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

Violation Severity Level: LOW

26366 S WESTERN AVE
KITCHEN, Note: rear door

Failure to maintain safe and sanitary floor covering. Sections 91.2.401.6, 91.8104.6 of the L.A.M.C.

Violation Severity Level: LOW

26366 S WESTERN AVE
KITCHEN, Note: All affected areas

26366 S WESTERN AVE
HALL BATH, Note: All affected areas

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

Violation Severity Level: LOW

26366 S WESTERN AVE
HALL BATH, Note: Under sink

26366 S WESTERN AVE
KITCHEN, Note: All affected areas

26366 S WESTERN AVE
LIVING ROOM, Note: All affected areas

PLUMBING

Failure to maintain the plumbing system free from defective, damaged/leaking faucets or plumbing fixtures. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

26366 S WESTERN AVE
HALL BATH, Note: tub

Failure to provide and maintain undamaged, sealed, and sanitary surfaces of plumbing fixtures. Section 91.8104.7 of the L.A.M.C.
Violation Severity Level: LOW

26366 S WESTERN AVE
HALL BATH, Note: Tub

Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures at contact point with walls and/or floors. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

26366 S WESTERN AVE
HALL BATH, Note: Tub

26366 S WESTERN AVE
KITCHEN, Note: Kitchen sink

ACCESS FOR NEW UNIT INSPECTION

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

26368 S WESTERN AVE
ENTIRE UNIT

WEATHER PROTECTION

Failure to paint all exposed building surfaces to maintain exterior weatherproofing. 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. Sections 91.2.401.6, 91.8104, 91.8104.1 of the L.A.M.C.

EXTERIOR, Note: Exposed wood, all affected areas

26368 S WESTERN AVE
26366 S WESTERN AVE

MAINTENANCE

Failure to properly maintain portions of the building that are dilapidated due to dry rot or insect infestation. Sections 91.2.401.6, 91.8104, 91.8104.1 of the L.A.M.C.

EXTERIOR, Note: Fascia boards

26368 S WESTERN AVE
26366 S WESTERN AVE

ZONING VIOLATION

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

Exterior, Note: Miscellaneous items

Adjacent Areas associated with parcel number 7411030029

WEATHER PROTECTION

Failure to paint all exposed building surfaces to maintain exterior weatherproofing. 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. Sections 91.2.401.6, 91.8104, 91.8104.1 of the L.A.M.C.

Garage, Note: All affected areas

Adjacent Areas associated with parcel number 7411030029

MAINTENANCE

Failure to maintain fences in good repair; straight, uniform, painted and/or structurally sound. Sections 91.2.401.6, 91.8104.13 of the L.A.M.C.

Exterior, Note: Fence from garage to rear unit

Adjacent Areas associated with parcel number 7411030029

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

Garage, Note: Deteriorated garage door

Adjacent Areas associated with parcel number 7411030029

Inspector Name Josue Salguero
Office Location 690 W. Knox St.
Suite #125
Torrance, CA 90502
Survey Date 12/20/2018

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.

PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.org/your-government/government-information/city-charter-rules-and-codes>

FAILURE TO COMPLY WARNING:

You may be schedule for a General Manager's 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 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 practice 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 Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: 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 RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (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 th4e landlord. (Section 162.00. et. Seq. LAMC).

RETALIATION:

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

INSPECTION AND PENALTY FEES:

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge 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 are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of 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.)

APPEALS:

There is an appeal procedure established in this city whereby the Housing and Community Investment Department have the authority to hear and decide appeal of inspection fee and zoning order, upon payment of \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeal of an order concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of \$150 appeal processing fee. (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of appeal form, visit any of the Department's public counter or <https://hcidla.lacity.org/Inspections-and-Fees>.

To obtain more information on how/when to file appeal refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:

[http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode/chapterxvihousingregulations?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:losangeles_ca_mc\\$anc=JD_C16A1D10](http://library.amlegal.com/nxt/gateway.dll/California/lamc/municipalcode/chapterxvihousingregulations?f=templates$fn=default.htm$3.0$vid=amlegal:losangeles_ca_mc$anc=JD_C16A1D10).

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 \$225.00. (Section 154.02, et seq. LAMC.)

HISTORICAL PRESERVATION:

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope 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 California Health and Safety Code Section 17975.5.

COMPLIANCE:

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

Housing and Community Investment Department Inspection Report

Inspection Date and Time: 2/12/2019 3:30:00 PM

APN: 7411030029

Address: 26366 S WESTERN AVE

Case# 702146

Inspector Name: Josue Salguero

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
26366 S WESTERN AVE	BEDROOM1	SMOKE DETECTORS		Missing, defective or inoperative	HIGH
	KITCHEN	CAULKING		Kitchen sink	LOW
	HALL BATH	CAULKING		Tub	LOW
	KITCHEN	COUNTER/DRAINBOARD		Kitchen counter	LOW
	EXTERIOR	DRY-ROT/TERMITES		Fascia boards	LOW
	EXTERIOR	EXTERIOR PAINT		Exposed wood, all affected areas	LOW
	HALL BATH	FIXTURE DEF/LEAK		tub	LOW
	KITCHEN	FLOOR COVERING		All affected areas	LOW
	HALL BATH	FLOOR COVERING		All affected areas	LOW
	KITCHEN	INTER-WALLS/CEILING		All affected areas	LOW
	LIVING ROOM	INTER-WALLS/CEILING		All affected areas	LOW
	HALL BATH	INTER-WALLS/CEILING		Under sink	LOW
	HALL BATH	PLMG FIXTURE SURFACE		Tub	LOW
	HALL	WINDOW/DOOR GLASS		Cabinets handles	LOW
	KITCHEN	WINDOW/DOOR MAINT		rear door	LOW
	ENTIRE UNIT	Carbon Monoxide Detectors		Missing, defective or inoperative	Not Assigned
26368 S WESTERN AVE	ENTIRE UNIT	UNIT ACCESS			Not Assigned
Adjacent Areas associated with parcel number 7411030029		EXTERIOR PAINT		All affected areas	Not Assigned
		WINDOW/DOOR MAINT		Deteriorated garage door	Not Assigned
		FENCE MAINTENANCE		Fence from garage to rear unit	Not Assigned
		OPEN STORAGE		Miscellaneous items	Not Assigned

Housing and Community Investment Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

Violation	Violation Description	Basis for Severity Level	Severity Level
SMOKE DETECTORS	Smoke Detector(s) missing, defective, or not hard wired	Missing or improperly maintained fire warning devices is a life-threatening violation that increases the risk of harm, injury, or death to residents in a building.	HIGH
CAULKING	Deteriorated or missing caulking seal between plumbing fixture(s) and walls or floors	Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
COUNTER/DRAINBOARD	Countertop defective and/or not maintained waterproof	Failure to maintain the counters and drain boards for kitchen sinks, bathrooms, and adjacent wall/floor surfaces create a minimally untenantable situation. Although this type of violation reduces habitability and may lead to unhealthful conditions, it is unlikely to be life-threatening.	LOW
DRY-ROT/TERMITES	Termites, dry rot and/or decayed wood.	Dilapidated portions of the building due to dry rot or insect infestation create a minimally untenantable situation. Although this type of violation reduces habitability and may lead to injury, it is unlikely to be life-threatening.	LOW
EXTERIOR PAINT	Deteriorated exterior walls - Peeling paint etc.	A lack of exterior paint weakens weather protection and can lead to possible exposure to unhealthful conditions such as infestation, damp living conditions, water damage, and mold growth. Although this violation affects the habitability of the unit and the health of the occupants, it is unlikely to be life-threatening.	LOW
FIXTURE DEF/LEAK	Leaking or defective plumbing faucet or fixture	Defective plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW
FLOOR COVERING	Floor covering defective, missing, or unsafe	Failure to maintain safe and sanitary floor covering creates a minimally untenantable condition and could be a tripping hazard. Although this type of violation reduces habitability and may lead to injury it is unlikely to be life-threatening.	LOW
INTER-WALLS/CEILING	Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling	Defective wall/ceiling covering creates a minimally untenantable situation and could diminish weather protection. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
PLMG FIXTURE SURFACE	Damaged, defective or unsealed surface of plumbing fixture	Cracked or chipped surfaces can cause scrapes or cuts.	LOW
WINDOW/DOOR GLASS	Window or door glass cracked, broken, or missing	Failure to maintain exterior windows and doors causes possible exposure to unhealthful conditions such as infestation, damp living conditions, water damage, and mold growth. Although this violation affects the habitability of the unit and the health of the occupants, it is unlikely to be life-threatening.	LOW
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenantable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW