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Antonio R. Villaraigosa, Mayor
Mercedes Márquez, General Manager

March 26, 2008

Notice to Maintain Hazardous Unit Vacant-Calamity

Los Angeles Municipal Code Section 91.8905

[REDACTED]

Our records indicate you are the owner of [REDACTED] apartment building.

An inspection of the premises conducted on 3/21/08 by Inspectors Tompkins, Collins, and Corral, revealed that units [REDACTED] are uninhabitable due to fire damage, lack of weather protection (south side of building without stucco) and lack of fire separation between parking area and units above. Units [REDACTED] have been determined to be hazardous as defined in LAMC Section 91.8902.

Occupancy resumption would constitute a present immediate, extreme and imminent hazard and danger to the health and safety of the occupants and/or the public. Repair of the building will require work conducted pursuant to permits and inspections obtained from the Department of Building and Safety. Units [REDACTED] are hereby determined to be unsafe for continued occupancy.

Therefore, units [REDACTED] are hereby ordered to be maintained vacant until such time as the required repair permits have been obtained from the Los Angeles Department of Building and Safety and the necessary work is completed, inspected and approved to restore the building to a condition which fully complies with the Los Angeles Municipal Code, or the building is lawfully removed. LAMC Section 91.8905

No person shall reoccupy any building which is ordered to be vacated in accordance with Section 91.8103.1.3 or Section 91.8905 until the deficiencies have been abated and clearance is obtained from the General Manager of the Los Angeles Housing Department. LAMC Section 91.8903.1.4

You, as the owner of the property, must lock and otherwise secure the building against unapproved ingress. LAMC Section 91.8903.1.5

This department will place a "Vacated Unit" sign at the entrance to the fire damaged units. The sign shall not be defaced or removed except by an authorized Los Angeles Housing Department (LAHD) Inspector. LAMC Section: 161.701.3

Each vacated building or portion thereof shall be rehabilitated, or it shall be removed or demolished. If this rehabilitation, removal or demolition has not been accomplished, the building may be demolished or repaired with City funds and an assessment placed on the property for the cost of the expenditure plus an administrative fee equal to 40 per cent of such cost.

You, as the person subject to this order, may appeal this Notice to Vacate to the General Manager of the Los Angeles Housing Department. This appeal shall be made in writing, upon appropriate forms provided by the Department, and shall specify the grounds for the appeal. The filing of an appeal shall not stay enforcement of the Notice to Vacate.

Furthermore, you, as the owner, are advised that, in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for the interest, taxes, depreciation, or amortization paid or incurred in the taxable year. In addition, within 10 days of the notice of substandard, you are required to comply with Section H&SC Section 17997. H&SC Section 17980 (d)

If the property described above is subject to the Rent Stabilization Ordinance (RSO), the legal maximum rent for any rehabilitated unit (Capital Improvement) returned to the rental market shall not exceed the rent for such unit prior to the Notice to Vacate. Any person who violates this section or causes another person to violate this section is guilty of a misdemeanor and punishable by six months in jail and/or \$1000 fine Sections: 151.06C and 151.10 LAMC and may be liable in a civil action to the person from whom such payment is demanded.

If the property is not subject to the RSO but has been accepted into the City's Rent Escrow Account Program (REAP), the current owner or any subsequent landlord may not increase the rent for the current or subsequent tenants until this property is removed from REAP and for one year thereafter, or until the expiration of the period called for under Section: 161.807 LAMC, if applicable, whichever is later.

Furthermore, no rent increase shall be allowed for capital improvement or cited rehabilitation work for any corrections necessary to comply with this Order to Vacate or any Orders issued while in REAP. Section: 162.09.B LAMC

Para obtener ayuda sobre esta notificacion en Espanol, favor de llamar a (213) 808-8564.

Further information regarding this Notice may be obtained by calling the undersigned at (213) 808-8562 between the hours of 7:00 a.m. and 3:30 p.m., Monday through Friday.

Robert Gugajew

Robert Gugajew, Senior Housing Inspector

cc: File