



690 W. Knox St. Suite #125  
Torrance, CA 90502  
(310) 524-1230

February 26, 2019  
Case Number: 703677  
APN: 5107005024

Property Owner: SOL & JILA ESHTIAGHURY  
Mailing Address: 240 N VIRGIL AVE STE 16A  
LOS ANGELES, CA 90004

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 **1441 E 46TH 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. 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 **4/4/2019**.

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 **04/10/2019** between **1:30 PM** and **3:30 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: Brian Christian

Proof of Mailing -- On 2/26/2019 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

RECEIVED  
MAR 01 2019

*Madeline A Mendez*

KITCHEN, Note: Damaged cabinet 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

1441 E 46TH ST 2  
HALL, Note: Damaged

1441 E 46TH ST 2  
LIVING ROOM, Note: Damaged

1441 E 46TH ST 4  
KITCHEN, Note: Damaged tile

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

1441 E 46TH ST 2  
BEDROOM2, Note: PATCH & PAINT ALL DAMAGED AREAS

1441 E 46TH ST 2  
BEDROOM1, Note: Holes in ceiling

1441 E 46TH ST 4  
BEDROOM1, Note: PATCH & PAINT ALL DAMAGED AREAS

1441 E 46TH ST 4  
HALL, Note: Hole in water heater closet

## 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. Section 91.8104.8.1 of the L.A.M.C.

Violation Severity Level: HIGH

1441 E 46TH ST 4  
KITCHEN, Note: Above rangehood

Maintaining inoperative or defective receptacles in kitchens and/or bathrooms and/or exterior locations; G.F.C.I. type receptacle (s) required. Sections 91.8104.8.1, 93.0104 of the L.A.M.C.

Violation Severity Level: HIGH

1441 E 46TH ST 2  
KITCHEN, Note: REPLACE RECEPTACLES WITHIN 6 FEET OF WET AREAS WITH GFCI TYPE

Failure to properly install or maintain required lighting fixtures. Sections 91.8104.8.1, 93.0311 of the L.A.M.C.

Violation Severity Level: LOW

1441 E 46TH ST 1  
HALL, Note: Secure

Failure to maintain the defective or missing door/dead front cover of the electrical panel(s). Sections 91.8104.8.1, 93.0104, 93.0311 of the L.A.M.C.

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Failure to maintain the existing building, structure, premises, or portion thereof in conformity with the code regulations and department approvals in effect at the time of construction. 91.8104. of the L.A.M.C.

EXTERIOR, Note: Remove or secure satellite dish

1441 E 46TH ST

## **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.

# Housing and Community Investment Department Inspection Report

Inspection Date and Time: 4/10/2019 1:30:00 PM

APN: 5107005024

Address: 1441 E 46TH ST

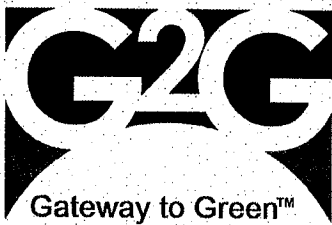
Case# 703677

Inspector Name: Brian Christian

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 |        |
|------------------|------------------|-------------------------|------------------|---|--------------------------|--------|
| 1441 E 46TH ST   | EXTERIOR         | EXTERIOR PAINT          |                  | PATCH & PAINT ALL DAMAGED AREAS                               | LOW                      |        |
|                  | EXTERIOR         | MISC.1                  |                  | Remove or secure satellite dish                               | Not Assigned             |        |
|                  | EXTERIOR         | OPEN STORAGE            |                  | Remove misc stored items                                      | Not Assigned             |        |
| 1441 E 46TH ST 1 | KITCHEN          | COUNTER/DRAINBOARD      |                  | Damaged tile  | LOW                      |        |
|                  | HALL             | LIGHT FIXTURE           |                  | Secure  | LOW                      |        |
|                  | SERVICE ROOM     | GENERAL WEATHERPROOFING |                  | Required at door  | Not Assigned             |        |
| 1441 E 46TH ST 2 | KITCHEN          | GFI RECEPTACLES         |                  | REPLACE RECEPTACLES WITHIN 6 FEET OF WET AREAS WITH GFCI TYPE | HIGH                     |        |
|                  | BEDROOM2         | SECURITY BARS           |                  | Egress doesn't meet size requirements                         | HIGH                     |        |
|                  | HALL             | SMOKE DETECTORS         |                  | Inoperable  | HIGH                     |        |
|                  | BEDROOM2         | SMOKE DETECTORS         |                  | Inoperable  | HIGH                     |        |
|                  | HALL BATH        | CAULKING                |                  | Around sink   | LOW                      |        |
|                  | LIVING ROOM      | FLOOR COVERING          |                  | Damaged   | LOW                      |        |
|                  | HALL             | FLOOR COVERING          |                  | Damaged   | LOW                      |        |
|                  | BEDROOM1         | INTER-WALLS/CEILING     |                  | Holes in ceiling  | LOW                      |        |
|                  | BEDROOM2         | INTER-WALLS/CEILING     |                  | PATCH & PAINT ALL DAMAGED AREAS                               | LOW                      |        |
|                  | HALL BATH        | WINDOW/DOOR MAINT       |                  | Cabinet and shower doors damaged                              | LOW                      |        |
|                  | SERVICE ROOM     | WINDOW/DOOR MAINT       |                  | Hollowcore door not allowed, must be exterior door            | LOW                      |        |
|                  | 1441 E 46TH ST 3 | SERVICE ROOM            | W/H STRAP/SECURE |   | Secure                   | MEDIUM |
|                  |                  | KITCHEN                 | FIXTURE DEF/LEAK |   | Damaged faucet           | LOW    |
| BEDROOM2         |                  | WINDOW/DOOR MAINT       |                  | Damaged door hardware   | LOW                      |        |
| 1441 E 46TH ST 4 | HALL             | COMBUSTION AIR          |                  | Required for water heater                                     | HIGH                     |        |
|                  | KITCHEN          | COVERS-SWITCH/RECEP     |                  | Above rangehood   | HIGH                     |        |
|                  | SERVICE ROOM     | PANEL WIRING COVER      |                  | Missing breaker   | HIGH                     |        |
|                  | KITCHEN          | FLOOR COVERING          |                  | Damaged tile  | LOW                      |        |
|                  | BEDROOM1         | INTER-WALLS/CEILING     |                  | PATCH & PAINT ALL DAMAGED AREAS                               | LOW                      |        |
|                  | HALL             | INTER-WALLS/CEILING     |                  | Hole in water heater closet                                   | LOW                      |        |
|                  | KITCHEN          | WINDOW/DOOR MAINT       |                  | Damaged cabinet door  | LOW                      |        |

| Violation         | Violation Description  | Basis for Severity Level   | Severity Level |
|-------------------|--|--|----------------|
| 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 untenable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening. | LOW            |



# ENERGY & WATER SURVEY

for owners of multifamily buildings

## Los Angeles Department of Water and Power

### Are you familiar with LADWP's current rebates and incentives?

**FREE** kitchen and bathroom faucet aerators save approximately 900 gallons annually!

**FREE** efficient showerheads conserve 5,300 gallons annually!

**\$50** Refrigerator Turn-In and REcycle (RETIRE) Program

**\$200** Multifamily High Efficiency Toilet (1.28gpf) for 5 dwelling units or more.

**\$0.30/sf** Cool Roof

**\$65.00** for ENERGY STAR® rated refrigerators can combine w/ RETIRE program for a **\$115** rebate!

**\$2.00/s.f.** of glass ENERGY STAR® residential window products

**\$50** for ENERGY STAR® rated air conditioner

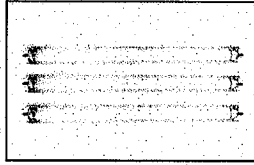
**\$500** Variable Speed or Variable Pool Pump & Motor

4



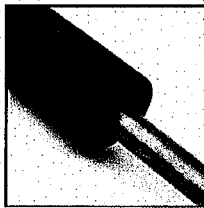
- LADWP's California Friendly Landscape Incentive Program offers \$1.00 per square foot with a pre-approval of your project.
- Weather-Based Irrigation Controllers: \$200 per controller for up to one acre of irrigated landscape; \$35 per station for one acre or more of irrigated landscape.
- Rotating Nozzles: \$8 per nozzle (with a minimum purchase of 15 nozzles to qualify).

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- Install motion sensors or "dusk-to-dawn" lighting and reduce your outdoor energy use by almost half. Motion sensors cost between \$50 and \$150 and have a payback period of about 2 years.
- Replacing your old incandescent exit signs with new, efficient LED exit signs saves you about \$26 a year in operating costs for each sign. And instead of changing your old incandescent bulbs every 3 months, your new LED signs have a lifetime of at least 10 years.
- Replace your inefficient T12 lighting with T8 or T5 lighting throughout your common areas and parking garage and become up to 50% more energy efficient.

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- Installing a qualified ENERGY STAR Central Natural Gas Furnace can save you about \$70 on your utility bill every year. Save even more by claiming your \$200 rebate from SoCal Gas. Remember to regularly change your filter and check your ducts to avoid heating and cooling loss.
- Attach a door sweep to your front door and keep out unwanted cold air in the winter and hot air in the summer. Door sweeps help you avoid up to 15% heating and/or cooling loss and keep your home comfortable.
- Insulating your pipes can actually raise water temperature at the water outlet by 2-4 degrees.

## Southern California Gas Company

### Are you familiar with SoCal Gas's current rebates and incentives?

**\$200** ENERGY STAR® Central Gas Furnace

**\$0.15/sf** Attic Insulation

**\$0.15/sf** Wall Insulation

**\$30** High Efficiency Gas Storage Water Heaters

**\$500** Central System Natural Gas Water Heaters

**\$1,500** Central System Natural Gas Water Boilers



Los Angeles  
Department of  
Water & Power

For more information about conserving water & energy in multifamily housing please visit: