



3415 S. Sepulveda Blvd  
 Suite #150  
 Los Angeles, CA 90034  
 (310) 572-2029 TYIESHA  
 MIMS

May 06, 2008  
 Case Number: 188863  
 APN: 4239019018

Property Owner: KENNETH SMITH  
 Mailing Address: 12320 PALMS BLVD  
 LOS ANGELES , CA 90066

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 **12 E BROADWAY**. 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 or before **6/12/2008**.

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 **6/24/2008** between **1:15 PM** and **3:15 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to 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 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: Richard Brinson

Proof of Mailing -- On 5/6/2008 the undersigned mailed this notice by regular mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

TYIESHA MIMS *Tyiesha Mims*

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 L.A.M.C.

Building: 616

Unit: General  
COMMON

Note: Identify all units at site.

UNAPPROVED CONSTRUCTION

Failure to obtain the required building permit(s) and inspection approvals for the construction of the building or portion thereof described herein. You are hereby ordered to demolish and remove the unapproved portion or alteration and restore structure to originally approved condition, or obtain the required Permits and inspection approvals from the Department of Building and Section 91.8105 L.A.M.C. A \$400.00 Administrative Investigation Fee (AIF) may be billed and would be payable to the Los Angeles Housing Department for the investigation related to construction performed without having first obtained the required(s). Authority is found in Section 161.902 L.A.M.C.

Building: 616

Unit: 5

ENTIRE UNIT

Permit Required

Note: Glass block closing off required ventilation window in front of unit.

Unit: 6

ENTIRE UNIT

Permit Required

Note: Glass block in required ventilation window.

Unit: 6A

ENTIRE UNIT

Permit Required

Note: Glass block in required ventilation window.

Unit: General

Exterior

Permit Required

Note: Window and door change out in several units.

COMMON

Permit Required

Note: All work done to convert building to 12 units.

UNAPPROVED UNIT(S)

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

Building: 616

Unit: General

COMMON

Note: To be determined at time of reinspection.

UNAPPROVED USE OR OCCUPANCY

Failure to obtain a building permit and Certificate of Occupancy or Certificate of Completion from the Department of Building Safety for the change of use or occupancy for the building or that portion described herein. Sections 12.26E; 91.0104.2.5; 91.0109.1; 91.8203; 91.8204 L.A.M.C.

Building: 616

Unit: General

COMMON

Permit Required

Note: Approved use 6 Apartments and 1 Guestroom. Current use 12 Units.

# Smith Property

12320 Palms Boulevard  
Los Angeles, CA 90066

Phone: (310) 398.8855

Fax: (310) 398-8801

March 28, 2009

Venice Neighborhood Council  
Venice, CA 90291

We have owned 616 Broadway Ave, since 1997. Prior to our owning the property and since rent control started in 1979 the property was registered as 12 units with 6 two bedrooms and 6 single apartments. Currently we have 11 units and 11 parking spaces. We are submitting to City Planning to get these singles legal, the only issue with the City is the Certificate of Occupancy. The units are in excellent shape and the tenants are happy. The City would have us move them out.

Please give our tenants your support for affordable housing.

We are submitting a proposal to the City for affordable (5) units for the 616 Broadway Ave. in Venice. We need a letter of support from you which we can pass on to City Planning

If you have any question, please contact the office.

Thank you for your cooperation.

Smith Property

**Smith Property**

12320 Palms Boulevard  
Los Angeles, CA 90066

Phone: (310) 398.8855

Fax: (310) 398-8801

WE ARE NOTIFYING YOU THAT WE ARE HOLDING A  
NEIGHBORHOOD MEETING TO ADVISE EVERYONE IN THE  
AREA THAT WE ARE APPLYING FOR A PERMIT FOR 5  
EXISTING UNITS AT 616 BROADWAY AVE, VENICE, CA  
ON JUNE 1, 2009 AT 6:00 PM  
12320 PALMS BLVD., LOS ANGELES, CA 90066



**Ken Smith & Associates**  
**REGISTERED PROFESSIONAL ENGINEER**  
 2222 Monterey Avenue, Suite 100  
 Redwood City, California 94063  
 Telephone: (650) 962-1100  
 Fax: (650) 962-1101  
 www.ken-smith.com

Sheet Title  
**SITE PLAN**  
 1/8" = 1'-0"

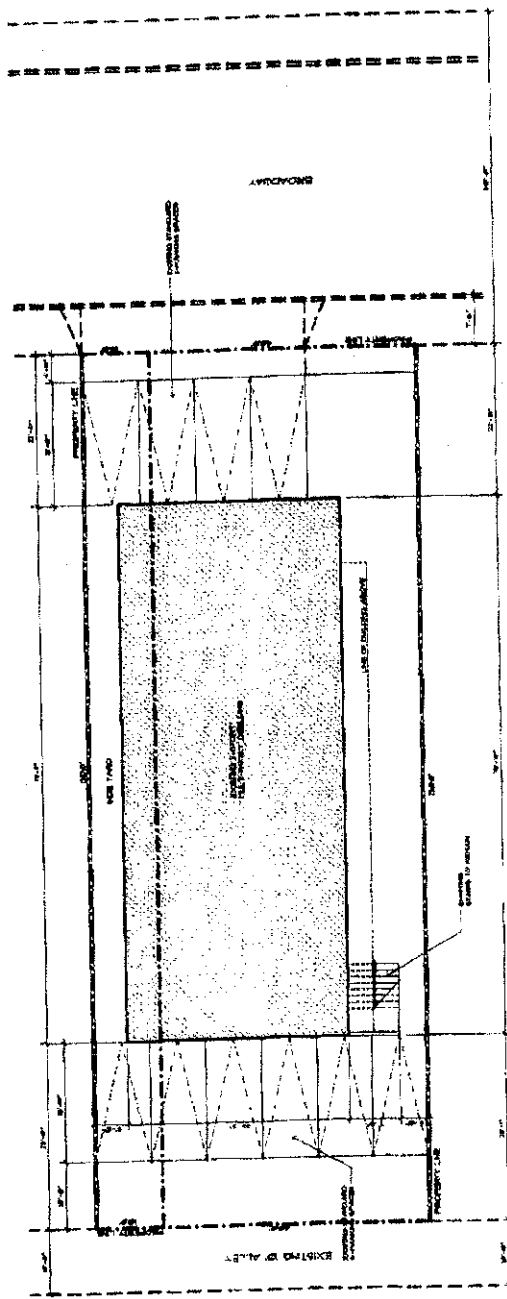
Job Name  
**KEN SMITH BUILDING**  
 614 E. BROADWAY  
 SENGLE, CA 95074

Copyright  
 Ken Smith & Associates  
 2009

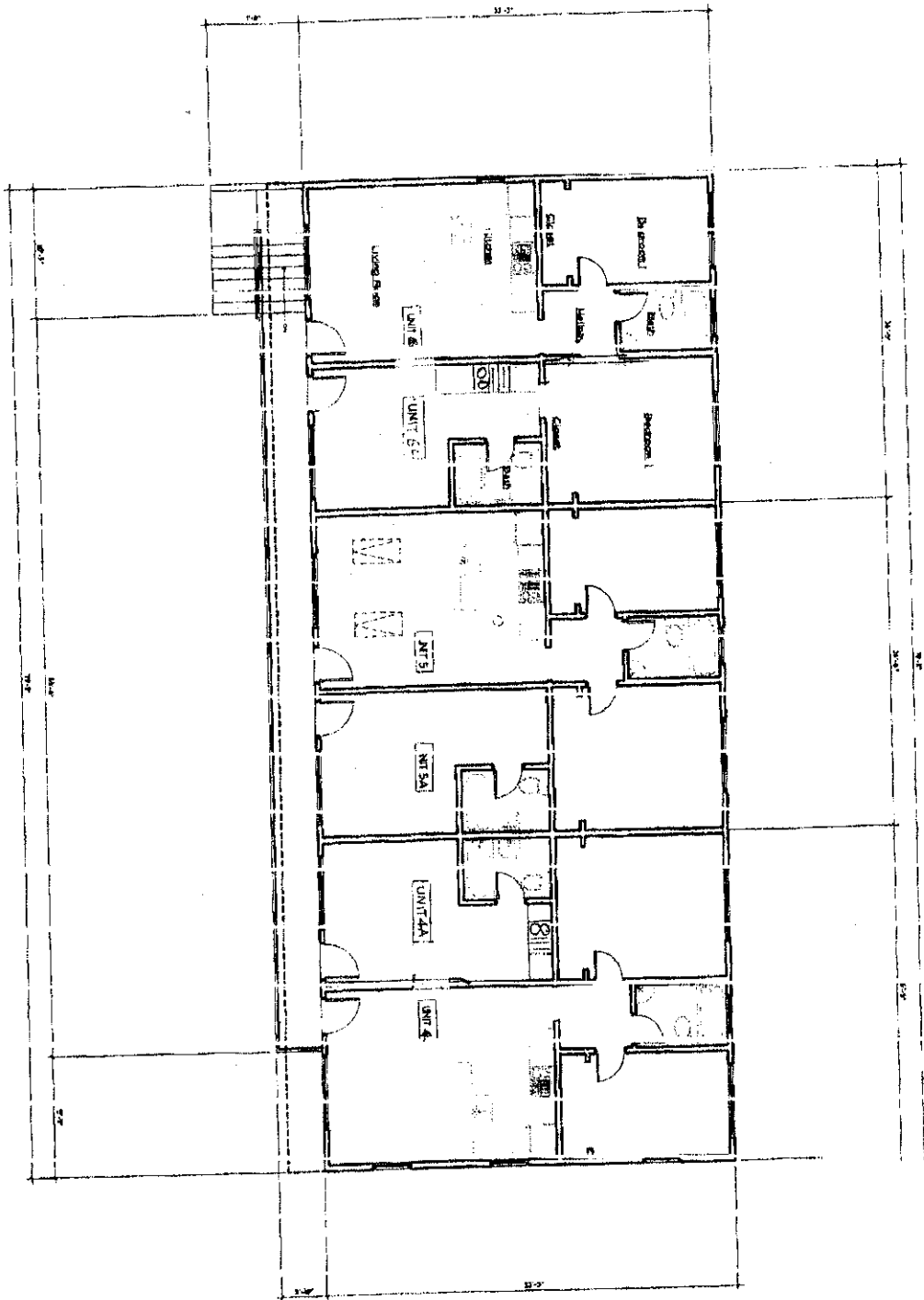
Drawn-Rev.  
 E. Smith

Sheet  
**A-1**  
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<b>SITE VICINITY MAP</b> 	<b>PROJECT STATISTICS</b> OWNER: KEN SMITH & ASSOCIATES 2222 MONTEREY AVENUE, SUITE 100 REDWOOD CITY, CALIFORNIA 94063 PROJECT: 614 E. BROADWAY ST. SENGLE, CA 95074 LOCAL JURISDICTION: COUNTY OF SAN MATEO COUNTY PROJECT NO.: 09-000000000-0000 PG. 01 OF 000000000-0000 DATE: 05/28/09
	<b>PROJECT CONSULTANTS</b> ARCHITECT: KEN SMITH & ASSOCIATES 2222 MONTEREY AVENUE, SUITE 100 REDWOOD CITY, CALIFORNIA 94063 (650) 962-1100 FAX: (650) 962-1101
<b>SHEET INDEX</b> ABSOLUTE: 614 E. BROADWAY ST. SITE PLAN A1: FIRST FLOOR PLAN A2: SECOND FLOOR PLAN	



**SITE PLAN**  
 1/8" = 1'-0"



SECOND FLOOR PLAN



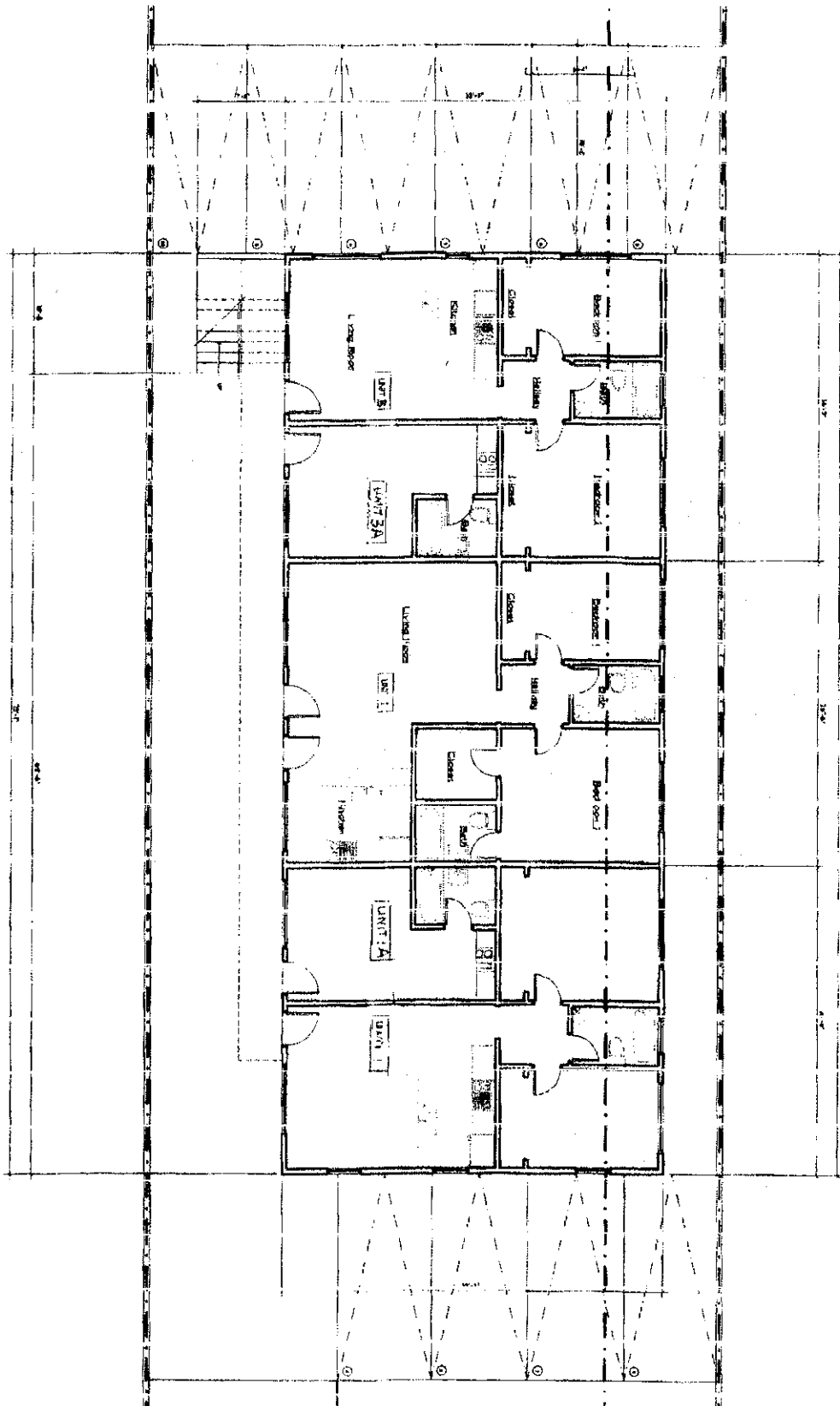
Gary R. Engler, A.A. Architect  
 ARCHITECT 116  
 2222 34th Street, N.W.  
 Columbia, Georgia 31502  
 Phone: 706/886-2000  
 Fax: 706/886-2001  
 www.grengler.com

SHEET III  
 EXISTING  
 SECOND  
 FLOOR PLAN  
 04-11-08

Job No. 3  
 KEN SHUTE  
 BUILDING  
 100 S. BRADLEY AVE  
 WYOMING, GA 30686

Copy 1  
 04-08  
 Date: 8-5

Sheet  
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FIRST FLOOR PLAN



Ken Smith Building  
 ARCHITECT & INTERIOR DESIGNERS  
 2021 Market Street - 5th Fl.  
 Columbus, Indiana 47302  
 Phone: 765-238-4444  
 Fax: 765-238-4444  
 www.ken-smith.com

Sheet Title  
 EXISTING  
 FIRST  
 FLOOR PLAN

Job Name  
 KEN SMITH  
 BUILDING

Copyright  
 Ken Smith Building  
 Architects & Interior Designers  
 2009

Date: 05-28-09

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