

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

November 21, 2013

Council District: # 15

Honorable Council of the City of Los Angeles  
Room 395, City Hall

JOB ADDRESS: **303 NORTH PACIFIC AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7448-029-012**

On December 19, 2011 and December 11, 2012 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **303 North Pacific Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, on August 16, 2007, July 15, 2008, July 17, 2009, November 22, 2010, September 19, 2011, September 22, 2011 and September 19, 2012, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 2,165.42
System Development Surcharge	201.00
Non-Compliance Code Enforcement Fee	1,650.00
Late Charge/Collection fee (250%)	4,125.00
Accumulated Interest (1%/month)	519.57
Title Report fee	48.00
<b>Grand Total</b>	<b>\$ 8,708.99</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$8,708.99** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$8,708.99** on the referenced property. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

  
Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

## Westcoast Title



**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

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**Work Order No. T8942**

**Prepared for: City of Los Angeles**

**Type of Report: GAP Report**

**Order Date: 08-21-2012**

**Dated as of: 08-21-2012**

**Fee: \$48.00**

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**-SCHEDULE A-**  
**(Reported Property Information)**

**For Assessors Parcel Number: 7448-029-012**

**Situs Address: 303 N Pacific Ave.**

**City: Los Angeles**

**County: Los Angeles**

**-VESTING INFORMATION (Ownership)**

**The last Recorded Document Transferring Fee Title Recorded on: 11-14-2008**

**As Document Number: 08-2006170**

**Documentary Transfer Tax: \$None**

**In Favor of: Stephen G. Kastelan and Mary Ann Kastelan, Trustees of the Kastelan Living Trust dated October 21, 2008**

**Mailing Address: Mr. and Mrs. Stephen Kastelan  
2946 Crownview Drive  
Rancho Palos Verdes, CA 90275**

**-SCHEDULE B-**

**-The Property Reported Herein is Described as follows:**

**Lots 14 and 15 of Block B of Subdivision of Pecks Addition to Palos Verdes Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 3, Page(s) 44 of Maps, in the office of the County Recorder of said County.**

## **Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2  
Order Number: T8942

### ***-Schedule B Continued-***

*1. A Notice of Pending Lien Recorded 02-29-2008  
as Document Number 08-0356565  
Filed by the City of Los Angeles Dept. of Building and Safety*

*2. A Notice of Pending Lien Recorded 10-10-2008  
as Document Number 08-1822374  
Filed by the City of Los Angeles Dept. of Building and Safety*

*3. A Notice of Pending Lien Recorded 01-15-2010  
as Document Number 10-0066840  
Filed by the City of Los Angeles Dept. of Building and Safety*

*4. A Notice of Pending Lien Recorded 02-25-2011  
as Document Number 11-0304952  
Filed by the City of Los Angeles Dept. of Building and Safety*

*5. A Notice of Pending Lien Recorded 02-25-2011  
as Document Number 11-0304956  
Filed by the City of Los Angeles Dept. of Building and Safety*

*6. A Notice of Pending Lien Recorded 12-16-2011  
as Document Number 11-1710404  
Filed by the City of Los Angeles Dept. of Building and Safety*

*7. A Notice of Pending Lien Recorded 12-16-2011  
as Document Number 11-1710406  
Filed by the City of Los Angeles Dept. of Building and Safety*

*A Statement of information may be required to provide further information on the owners listed below:*

**No Statement of information is required.**

End of Report

Described As: **LOT 15 BLK B SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT LOTS 14 AND**  
 Address: **303 N PACIFIC AVE LOS ANGELES CA 90731**  
 City: **LOS ANGELES CITY-44**  
 Billing Address: **2946 CROWNVIEW DR RANCHO PALOS VERDES CA 90275**  
 Assessed Owner(s): **KASTELAN,STEPHEN G AND MARY TRS**

Tax Rate Area:	0013245	Value	Conveyance Date:	11/14/2008
Use Code:	2600	Land: 77,291.00	Conveying Instrument:	
Auto service (body and fender)		Improvements: 35,345.00	Date Transfer Acquired:	
Region Code:	26	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1940
Zoning Code:	LAC2	Inventory:	Year Last Modified:	1941
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	748
Issue Date:	10/15/2011	Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	1,871.39

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	935.70	93.57	12/10/2011	PAID	11/18/2011	0.00
2nd	935.69	103.57	04/10/2012	PAID	02/15/2012	0.00
Total Balance:						0.00

Account	Special Lien Description	Amount
188.69	L.A. STORMWATER POLL ABATE	70.71
188.51	LOS ANGELES LIGHT MAINT	220.43
61.81	SOUTHEAST MOSQ ABATE	7.25
188.71	L.A. POLICE/911 BOND TAX	7.29
30.71	L.A. COUNTY FLOOD CONTROL	88.70
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	21.21
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	29.84
36.92	LA CO PARK DISTRICTS	22.69

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT  
 WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS  
 REPORT

\*\*\* END OF REPORT \*\*\*

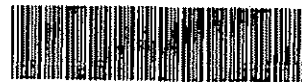
Recording requested by  
Mr. and Mrs. Stephen Kastelan  
2946 Crownview Drive  
Rancho Palos Verdes, CA 90275

And when recorded mail  
This deed and tax statements to:

same as above

APN: 7448-029-012

11/14/08



20082006170

For recorder's use

## GRANT DEED

☒ The undersigned declare this transfer is exempt from the documentary transfer tax. This conveyance transfers the grantors' interest into their revocable living trust, R & T 11930.

☒ The documentary transfer tax is \$ none.

The property is located in ☐ an unincorporated area. ☒ the city of Los Angeles.

For a valuable consideration, receipt of which is hereby acknowledged,

Stephen George Kastelan and Mary Ann Kastelan, husband and wife, as joint tenants

hereby grant(s) to

Stephen G. Kastelan and Mary Ann Kastelan, Trustees of the Kastelan Living Trust dated  
October 21, 2008

the following real property in the City of Los Angeles, Los Angeles  
~~Anaheim~~, County of Orange, California:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A."

Date: October 21, 2008

Stephen George Kastelan  
Stephen George Kastelan

Date: October 21, 2008

Mary Ann Kastelan  
Mary Ann Kastelan

State of California

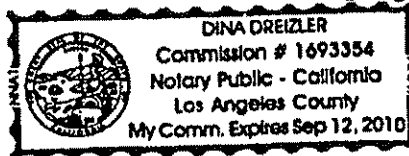
County of Los Angeles

On October 21, 2008, before me, Dina Dreizler, a notary public, personally appeared Stephen George Kastelan and Mary Ann Kastelan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dina Dreizler



Grant Deed

## Exhibit A

X Lots 14 and 15 of Block B of Subdivision of Pecks Addition to Palos Verdes Tract, as per map recorded in book 3 page 44 of maps in the office of the county recorder of said county. X

EXCEPTING therefrom all minerals, oil, gas, petroleum, naptha and other hydrocarbon substances in, on or under said real properly recoverable thereon or therefrom, but without any right to the use of the surface thereof. This conveyance is subject to the current taxes not delinquent and conditions, restrictions, reservations, easements, and rights of way of record.

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

02/29/08



20080356565

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4379980)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 7448-029-012

AKA 303 N PACIFIC AVE  
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY A  
2946 CROWNVIEW DR  
RCH PALOS VRD CA, 90275

DATED: This 22nd Day of February, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

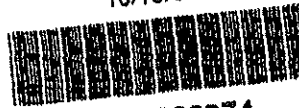
Grace Harper, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

10/10/08



20081822374

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4486217)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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APN 7448-029-012

AKA 303 N PACIFIC AVE  
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY A  
2946 CROWNVIEW DR  
RCH PALOS VRD CA, 90275

DATED: This 19th Day of September, 2008

CITY OF LOS ANGELES

ANDREW A. ADELMAN, P.E.

General Manager, Department of Building and Safety

By

*for* Karen Penner, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4750390)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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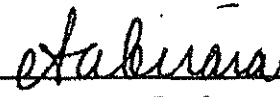
APN 7448-029-012  
AKA 303 N PACIFIC AVE  
LOS ANGELES

Owner:

KASTELAN STEPHEN G & MARY TRS  
2946 CROWNVIEW DR  
RANCHO PALOS VERDES CA, 90275

DATED: This 06th Day of January, 2010

CITY OF LOS ANGELES

By   
for Karen Penner, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4994031)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 14 M B 3-44

SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT B 15 M B 3-44

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APN 7448-029-012  
AKA 303 N PACIFIC AVE  
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY TRS KA  
2946 CROWNVIEW DR  
RANCHO PALOS VERDES CA, 90275

DATED: This 11th Day of February, 2011

CITY OF LOS ANGELES

By *K. Penner*  
Karen Penner, Acting Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4993894)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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APN 7448-029-012  
AKA 303 N PACIFIC AVE UNIT# A  
LOS ANGELES

Owner:

KASTELAN STEPHEN G AND MARY TRS KA  
2946 CROWNVIEW DR  
RANCHO PALOS VERDES CA, 90275

DATED: This 11th Day of February, 2011

CITY OF LOS ANGELES

By *Karen Penner*  
*Karen Penner*  
Karen Penner, Acting Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

12/16/2011



\*20111710404\*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5299951)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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APN 7448-029-012

AKA 303 N PACIFIC AVE UNIT# A  
LOS ANGELES

Owner:

STEPHEN G KASTELAN AND  
MARY KASTELAN TRUST  
2946 CROWNVIEW DR  
RANCHO PALOS VERDES, CA 90275

DATED: This 09th Day of December, 2011

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



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For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5300088)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

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APN 7448-029-012  
AKA 303 N PACIFIC AVE  
LOS ANGELES

Owner:

STEPHEN G KASTELAN AND  
MARY KASTELAN TRUST  
2946 CROWNVIEW DR  
RANCHO PALOS VERDES, CA 90275

DATED: This 09th Day of December, 2011

CITY OF LOS ANGELES

By Steve Ongele  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: JAMES VORHIS

Date: November 21, 2012

JOB ADDRESS: 303 NORTH PACIFIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7448-029-012

Last Full Title: 08/21/2012

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MR. AND MRS. STEPHEN KASTELAN, TRUSTEES  
2946 CROWNVIEW DRIVE  
RANCHO PALOS VERDES, CA 90275

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At



CoreLogic

RealQuest Professional

**303 N PACIFIC AVE, SAN PEDRO, CA 90731-2017****Owner Information:**

Owner Name: KASTELAN STEPHEN G & MARY/KASTELAN TRUST  
 Mailing Address: 2946 CROWNVIEW DR, RANCHO PALOS VERDES CA 90275-6483 C033  
 Phone Number: Vesting Codes: // TE

**Location Information:**

Legal Description: SUBDIVISION OF PECK'S ADDITION TO PALOS VERDES TRACT LOTS 14 AND LOT 15  
 LOS ANGELES, CA  
 County: LOS ANGELES, CA  
 Census Tract / Block: 2965.00 / 1  
 Township-Range-Sect:  
 Legal Book/Page:  
 Legal Lot: 15  
 Legal Block: B  
 Market Area:  
 Neighbor Code:  
 APN: 7448-029-012  
 Alternate APN:  
 Subdivision: PECKS ADD  
 Map Reference: 79-A2 / 824-B4  
 Tract #:  
 School District: LOS ANGELES  
 Munic/Township:

**Owner Transfer Information:**

Recording/Sale Date: 11/14/2008 / 10/21/2008  
 Sale Price:  
 Document #: 2006170  
 Deed Type: GRANT DEED  
 1st Mtg Document #:

**Last Market Sale Information:**

Recording/Sale Date: 06/04/1979 /  
 Sale Price: \$65,000  
 Sale Type: FULL  
 Document #: 599712  
 Deed Type: DEED (REG)  
 Transfer Document #:  
 New Construction:  
 Title Company:  
 Lender:  
 Seller Name: OWNER RECORD  
 1st Mtg Amount/Type: /  
 1st Mtg Int. Rate/Type: /  
 1st Mtg Document #:  
 2nd Mtg Amount/Type: /  
 2nd Mtg Int. Rate/Type: /  
 Price Per SqFt: \$86.90  
 Multi/Split Sale:

**Property Characteristics:**

Year Built / Eff:	1940 / 1941	Total Rooms/Offices:	Garage Area:
Gross Area:	748	Total Restrooms:	Garage Capacity:
Building Area:	748	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

**Site Information:**

Zoning:	LAC2	Acres:	0.21	County Use:	AUTO SVC SHOP (2600)
Lot Area:	9,006	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:	1	Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information:**

Total Value:	\$114,887	Assessed Year:	2012	Property Tax:	\$1,871.39
Land Value:	\$78,836	Improved %:	31%	Tax Area:	13245
Improvement Value:	\$36,051	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$114,887				

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**303 N PACIFIC AVE, SAN PEDRO, CA 90731-2017****4 Comparable(s) Selected.**

Report Date: 11/06/2012

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$65,000	\$85,000	\$25,000,000	\$6,388,125
Bldg/Living Area	748	666	800	724
Price/Sqft	\$86.90	\$106.25	\$37,537.54	\$9,574.05
Year Built	1940	1920	1971	1950
Lot Area	9,006	2,486	16,387	9,295
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$114,887	\$30,016	\$270,300	\$151,948
Distance From Subject	0.00	13.35	16.04	15.15

\* = user supplied for search only

Comp #:	<b>1</b>		Distance From Subject:	<b>13.35 (miles)</b>	
Address:	<b>10718 S VERMONT AVE, LOS ANGELES, CA 90044-3026</b>				
Owner Name:	<b>LAY FAMILY TRUST 2003</b>				
Seller Name:	<b>WELLS FARGO BK NA</b>				
APN:	<b>6061-006-030</b>	Map Reference:	<b>57-F4 / 704-A5</b>	Building Area:	<b>700</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2412.01</b>	Total Rooms/Offices:	
Subdivision:	<b>6110</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>07/30/2012</b>	Prior Rec Date:	<b>11/13/1975</b>	Yr Built/Eff:	<b>1971 / 1971</b>
Sale Date:	<b>07/20/2012</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$220,000</b>	Prior Sale Price:	<b>\$10,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1122920</b>	Acres:	<b>0.31</b>		
1st Mtg Amt:		Lot Area:	<b>13,505</b>		
Total Value:	<b>\$78,626</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>		Distance From Subject:	<b>15.47 (miles)</b>	
Address:	<b>4735 FIRESTONE BLVD, SOUTH GATE, CA 90280-3403</b>				
Owner Name:	<b>AZALEA JOINT VENTURE LLC</b>				
Seller Name:	<b>ATLANTIC-FIRESTONE LLC</b>				
APN:	<b>6216-012-903</b>	Map Reference:	<b>/ 705-D3</b>	Building Area:	<b>666</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5360.00</b>	Total Rooms/Offices:	
Subdivision:		Zoning:	<b>SGM2*</b>	Total Restrooms:	
Rec Date:	<b>09/14/2012</b>	Prior Rec Date:	<b>09/14/2012</b>	Yr Built/Eff:	<b>1965 / 1965</b>
Sale Date:	<b>09/13/2012</b>	Prior Sale Date:	<b>09/12/2012</b>	Air Cond:	
Sale Price:	<b>\$25,000,000</b>	Prior Sale Price:	<b>\$935,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1383451</b>	Acres:	<b>0.38</b>		
1st Mtg Amt:	<b>\$39,999,900</b>	Lot Area:	<b>16,387</b>		
Total Value:	<b>\$228,852</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>		Distance From Subject:	<b>15.74 (miles)</b>	
Address:	<b>7400 S MAIN ST, LOS ANGELES, CA 90003-2126</b>				
Owner Name:	<b>LEAL EMMANUEL</b>				
Seller Name:	<b>DEAN MATTIE</b>				
APN:	<b>6022-003-016</b>	Map Reference:	<b>52-B6 / 704-C1</b>	Building Area:	<b>800</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2396.01</b>	Total Rooms/Offices:	
Subdivision:	<b>4219</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>07/17/2012</b>	Prior Rec Date:	<b>08/29/1979</b>	Yr Built/Eff:	<b>1946 / 1950</b>
Sale Date:	<b>06/29/2012</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$85,000</b>	Prior Sale Price:	<b>\$17,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1054178</b>	Acres:	<b>0.06</b>		
1st Mtg Amt:	<b>\$55,000</b>	Lot Area:	<b>2,486</b>		
Total Value:	<b>\$30,016</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>		Distance From Subject:	<b>16.04 (miles)</b>	
Address:	<b>6825 S FIGUEROA ST, LOS ANGELES, CA 90003-1713</b>				
Owner Name:	<b>LEE YOUNG I</b>				
Seller Name:	<b>FIGUEROA 6825 TRUST</b>				
APN:	<b>6013-019-001</b>	Map Reference:	<b>52-A5 / 674-B7</b>	Building Area:	<b>732</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2376.00</b>	Total Rooms/Offices:	
Subdivision:	<b>BURKE BROS FIGUEROA ST</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>03/07/2012</b>	Prior Rec Date:	<b>06/08/2001</b>	Yr Built/Eff:	<b>1920 /</b>
Sale Date:	<b>12/23/2011</b>	Prior Sale Date:	<b>06/07/2001</b>	Air Cond:	
Sale Price:	<b>\$247,500</b>	Prior Sale Price:	<b>\$125,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>361372</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:		Lot Area:	<b>4,801</b>		
Total Value:	<b>\$270,300</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: November 21, 2012

JOB ADDRESS: 303 NORTH PACIFIC AVENUE, UNIT A, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7448-029-012

CASE#: 124262

ORDER NO: A-2902353

EFFECTIVE DATE OF ORDER TO COMPLY: December 14, 2011

COMPLIANCE EXPECTED DATE: December 19, 2011

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

.....

## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-2902353

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

STEPHEN G. & MARY A. KASTELAN, KASTELAN TRUST  
2946 CROWNVIEW DR  
RANCHO PALO VERDES, CA 90275-6483

CASE #: 124262

ORDER #: A-2902353

EFFECTIVE DATE: December 14, 2011

COMPLIANCE DATE: December 19, 2011

PROPERTY OWNER OF

SITE ADDRESS: 303 N PACIFIC AVE. UNIT# A

ASSESSORS PARCEL NO.: 7448-029-012

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: LUIS AUTO SERVICE

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 22, 2011 and billed on invoice # 529995.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21 A 1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

**NON-COMPLIANCE FEE WARNING:**

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**REPEAT VIOLATIONS:**

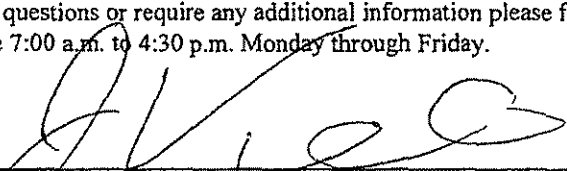
If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

  
JAMES VORHIS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395

Date: December 07, 2011

  
REVIEWED BY

HRH

DEC 9 2011

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: November 21, 2012

JOB ADDRESS: 303 NORTH PACIFIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7448-029-012

CASE#: 76268

ORDER NO: A-2902349

EFFECTIVE DATE OF ORDER TO COMPLY: December 14, 2011

COMPLIANCE EXPECTED DATE: December 19, 2011

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

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## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-2902349

1010509201247643

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

HELENA JUBANY  
VICE-PRESIDENT

VAN AMBATIELOS  
VICTOR H. CUEVAS  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

STEPHEN G. & MARY A. KASTELAN, KASTELAN TRUST  
2946 CROWNVIEW DR  
RANCHO PALOS VERDES, CA 90275-6483

CASE #: 76268

ORDER #: A-2902349

EFFECTIVE DATE: December 14, 2011

COMPLIANCE DATE: December 19, 2011

PROPERTY OWNER OF

SITE ADDRESS: 303 N PACIFIC AVE

ASSESSORS PARCEL NO.: 7448-029-012

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: BROTHERS BODY SHOP

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 22, 2011 and billed on invoice # 530008.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

**NON-COMPLIANCE FEE WARNING:**

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: \_\_\_\_\_

JAMES VORHIS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395

REVIEWED BY \_\_\_\_\_

Date: December 07, 2011

HRH

DEC 9 2011

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: November 21, 2012

JOB ADDRESS: 303 NORTH PACIFIC AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7448-029-012

CASE#: 76268

ORDER NO: A-3159171

EFFECTIVE DATE OF ORDER TO COMPLY: December 6, 2012

COMPLIANCE EXPECTED DATE: December 11, 2012

DATE COMPLIANCE OBTAINED: NO COMPLIANCE TO DATE

.....

## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-3159171

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VICE-PRESIDENT  
VAN AMBATIELOS  
VICTOR H. CUEVAS  
SEPAD SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

## ORDER TO COMPLY

STEPHEN G. & MARY A. KASTELAN, KASTELAN TRUST  
2946 CROWNVIEW DR  
RANCHO PALOS VERDES, CA 90275-6483

CASE #: 76268

ORDER #: A-3159171

EFFECTIVE DATE: December 06, 2012  
COMPLIANCE DATE: December 11, 2012

PROPERTY OWNER OF  
SITE ADDRESS: 303 N PACIFIC AVE  
ASSESSORS PARCEL NO.: 7448-029-012  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: BROTHERS BODY SHOP

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

### VIOLATION(S):

### Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on September 19, 2012 and billed on invoice # 560646.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation: 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

### NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

**APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00


Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector:

  
JAMES VORHIS  
3550 WILSHIRE BLVD, SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395

Date: November 29, 2012

  
REVIEWED BY

NOV 29 2012

On \_\_\_\_\_ the  
Date  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

Signature