

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

March 12, 2019

Council District: # 2

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

JOB ADDRESS: **7330 NORTH VAN NUYS BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2217-002-038**

Re: Invoice #732945-4, #716652-5

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: **7330 North Van Nuys Blvd., 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 September 1, 2017, 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	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	348.03
Title Report fee	38.00
<b>Grand Total</b>	<b>\$ 3,180.45</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 **\$3,180.45** 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 **\$3,180.45** 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 WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T15504**  
Dated as of: 08/08/2018

**Prepared for:** City of Los Angeles

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**SCHEDULE A**  
(Reported Property Information)

**APN #:** 2217-002-038

**Property Address:** 7330 N VAN NUYS BLVD

**City:** Los Angeles

**County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** INDIVIDUAL GRANT DEED

**Grantee :** FRED W PLOTKE

**Grantor :** FRANK HABATA AND SACHIKO HABATA

**Deed Date :** 12/10/1987

**Recorded :** 12/24/1987

**Instr No. :** 87-2029537

**MAILING ADDRESS:** FRED W PLOTKE  
1511 18TH ST SANTA MONICA CA 90404

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: B Abbreviated Description:** LOT:B \*TR=PARCEL MAP AS PER BK 154 P 15-16 OF P M LOT B

**MORTGAGES/LIENS**

*We find no Open Mortgages/Deeds of Trust of Record.*

RECORDING REQUESTED BY

Stewart Title

AND WHEN RECORDED MAIL TO

Name Fred W. Plotko  
Street Address 1511 - 18th Street  
City & State Santa Monica, Ca. 90404

87 2029537

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
DEC 24 1987 AT 8 A.M.  
Recorder's Office

MAIL TAX STATEMENTS TO

Name Same as above.  
Street Address  
City & State

FEE \$25 C  
A.F.N.F. 1

SURVEY, MONUMENT FEE \$10. CODE 99

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LA FORM 550 (REV. 10-1979) CA (7-83)

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

44

PTN  
\$20000  
\$10000  
\$10000

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 200.00  
( X ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( X ) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FRANK HABATA AND SACHIKO HABATA, husband and wife

hereby GRANT(S) to

FRED W. PLOTKE, an unmarried man

the following described real property in the County of Los Angeles, State of California:

Parcel B of Parcel Map LA No. 5267, in the city of Los Angeles, as per map filed in book 154 pages 15 and 16 of Parcel Maps.

Together with Grantor's interest in and to that certain oil and gas lease recorded August 3, 1961 as Instrument No. 3525 official records.

Dated December 10, 1987

Frank Habata

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

Sachiko Habata

On December 21, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Frank Habata & Sachiko Habata

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

Signature [Notary Signature]



(This area for official notarial seal)

Title Order No. 361574-26

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE



**Property Detail Report**

For Property Located At :

7330 VAN NUYS BLVD, VAN NUYS, CA 91405-1996



RealQuest

**Owner Information**

Owner Name: PLOTKE FRED W  
 Mailing Address: 1511 18TH ST, SANTA MONICA CA 90404-3403 C032  
 Vesting Codes: //

**Location Information**

Legal Description: TR=PARCEL MAP AS PER BK 154 P 15-16 OF P M LOT B  
 County: LOS ANGELES, CA APN: 2217-002-038  
 Census Tract / Block: 1271.02 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision:  
 Legal Book/Page: Map Reference: 15-D3 /  
 Legal Lot: B Tract #:  
 Legal Block: School District: LOS ANGELES  
 Market Area: VN School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: / Deed Type:  
 Sale Price: 1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: 12/24/1987 / 12/1987 1st Mtg Amount/Type: \$25,000 / PRIVATE PARTY  
 Sale Price: \$233,500 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: /  
 Document #: 2029537 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$30.16  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name: HABATA FRANK

**Prior Sale Information**

Prior Rec/Sale Date: 12/30/1986 / 11/1986 Prior Lender:  
 Prior Sale Price: \$985,000 Prior 1st Mtg Amt/Type: \$650,000 / PRIVATE PARTY  
 Prior Doc Number: 1830788 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: GRANT DEED

**Property Characteristics**

Year Built / Eff: 1984 / 1984 Total Rooms/Offices  
 Gross Area: 7,741 Total Restrooms:  
 Building Area: 7,741 Roof Type: Parking Spaces: 15  
 Tot Adj Area: Roof Material: Heat Type:  
 Above Grade: Construction:  
 # of Stories: 1 Foundation: Pool:  
 Other Improvements: Building Permit Exterior wall: Quality: GOOD  
 Basement Area: Condition: GOOD

**Site Information**

Zoning: LAC2 Acres: 0.41 County Use: AUTO SVC-NO GAS (2670)  
 Lot Area: 17,907 Lot Width/Depth: x State Use:  
 Land Use: AUTO REPAIR Commercial Units: 9 Water Type:  
 Site Influence: Sewer Type: Building Class:

**Tax Information**

Total Value: \$1,525,579 Assessed Year: 2017 Property Tax: \$19,351.12  
 Land Value: \$92,841 Improved %: 94% Tax Area: 13  
 Improvement Value: \$1,432,738 Tax Year: 2017 Tax Exemption:  
 Total Taxable Value: \$1,525,579

**Comparable Sales Report**

For Property Located At

**7330 VAN NUYS BLVD, VAN NUYS, CA 91405-1996**

7 Comparable(s) Selected.

Report Date: 09/06/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$233,500	\$470,000	\$23,350,000	\$6,231,143
Bldg/Living Area	7,741	6,720	8,750	7,394
Price/Sqft	\$30.16	\$69.94	\$2,668.57	\$790.71
Year Built	1984	1912	1975	1942
Lot Area	17,907	7,238	24,392	12,114
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$1,525,579	\$137,469	\$3,196,196	\$1,191,484
Distance From Subject	0.00	10.38	24.12	13.85

\* = user supplied for search only

Comp #:	<b>1</b>			Distance From Subject:	<b>10.38 (miles)</b>
Address:	<b>5766 HOLLYWOOD BLVD, LOS ANGELES, CA 90028</b>				
Owner Name:	<b>5750 HOLLYWOOD LLC</b>				
Seller Name:	<b>5750 HOLLYWOOD BLVD LLC</b>				
APN:	<b>5586-035-002</b>	Map Reference:	<b>34-D3 /</b>	Building Area:	<b>8,750</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1905.10</b>	Total Rooms/Offices:	
Subdivision:	<b>GRIDER &amp; HAMILTANA</b>	Zoning:	<b>LAR5</b>	Total Restrooms:	
	<b>GRANT PLACE</b>				
Rec Date:	<b>06/07/2018</b>	Prior Rec Date:	<b>06/26/2013</b>	Yr Built/Eff:	<b>1925 / 1925</b>
Sale Date:	<b>06/06/2018</b>	Prior Sale Date:	<b>06/21/2013</b>	Air Cond:	
Sale Price:	<b>\$23,350,000</b>	Prior Sale Price:	<b>\$1,437,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>565648</b>	Acres:	<b>0.20</b>		
1st Mtg Amt:		Lot Area:	<b>8,750</b>		
Total Value:	<b>\$1,524,711</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>			Distance From Subject:	<b>11.61 (miles)</b>
Address:	<b>1716 S LA CIENEGA BLVD S, LOS ANGELES, CA 90035-4602</b>				
Owner Name:	<b>ALI BOBBY/ALI SYED W</b>				
Seller Name:	<b>KHACHATURIAN H &amp; R M TRUST</b>				
APN:	<b>5066-006-029</b>	Map Reference:	<b>42-E3 /</b>	Building Area:	<b>7,075</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2167.00</b>	Total Rooms/Offices:	
Subdivision:	<b>11717</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	<b>2</b>
Rec Date:	<b>12/06/2017</b>	Prior Rec Date:	<b>11/19/2013</b>	Yr Built/Eff:	<b>1975 /</b>
Sale Date:	<b>11/28/2017</b>	Prior Sale Date:	<b>11/04/2013</b>	Air Cond:	
Sale Price:	<b>\$4,870,000</b>	Prior Sale Price:	<b>\$4,096,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1406913</b>	Acres:	<b>0.56</b>		
1st Mtg Amt:		Lot Area:	<b>24,392</b>		
Total Value:	<b>\$3,196,196</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>			Distance From Subject:	<b>11.72 (miles)</b>
Address:	<b>4423 SAN FERNANDO RD, GLENDALE, CA 91204-2206</b>				
Owner Name:	<b>CHEVY CHASE PROPERTIES LLC</b>				
Seller Name:	<b>CHEVY CHASE PROPERTIES INC</b>				
APN:	<b>5640-001-017</b>	Map Reference:	<b>/</b>	Building Area:	<b>6,906</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3024.01</b>	Total Rooms/Offices:	

Subdivision:	<b>WATTS</b>	Zoning:	<b>GLM1M3*</b>	Total Restrooms:	
Rec Date:	<b>01/26/2018</b>	Prior Rec Date:	<b>11/08/1978</b>	Yr Built/Eff:	<b>1966 / 1966</b>
Sale Date:	<b>10/02/2017</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$9,500,000</b>	Prior Sale Price:	<b>\$206,500</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>86134</b>	Acres:	<b>0.31</b>		
1st Mtg Amt:	<b>\$5,300,000</b>	Lot Area:	<b>13,522</b>		
Total Value:	<b>\$214,634</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>				Distance From Subject:	<b>12.74 (miles)</b>
Address:	<b>8970 WASHINGTON BLVD, CULVER CITY, CA 90232-2326</b>					
Owner Name:	<b>ARMSTRONG MARLA J 2012 TRUST</b>					
Seller Name:	<b>KAHN TINA J 2012 TRUST</b>					
APN:	<b>4206-015-036</b>	Map Reference:	<b>42-C6 /</b>	Building Area:	<b>7,305</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>7024.00</b>	Total Rooms/Offices:		
Subdivision:	<b>4161</b>	Zoning:	<b>CCC-3*</b>	Total Restrooms:		
Rec Date:	<b>03/07/2018</b>	Prior Rec Date:	<b>11/27/1984</b>	Yr Built/Eff:	<b>1928 / 1940</b>	
Sale Date:	<b>02/09/2018</b>	Prior Sale Date:		Air Cond:		
Sale Price:	<b>\$1,428,000</b>	Prior Sale Price:		Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>	
Document #:	<b>222591</b>	Acres:	<b>0.17</b>			
1st Mtg Amt:		Lot Area:	<b>7,501</b>			
Total Value:	<b>\$361,087</b>	# of Stories:	<b>1</b>			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>5</b>				Distance From Subject:	<b>12.80 (miles)</b>
Address:	<b>308 S CATALINA ST, LOS ANGELES, CA 90020</b>					
Owner Name:	<b>CONTRERAS JOSE</b>					
Seller Name:	<b>308 S CATALINA LLC</b>					
APN:	<b>5502-006-002</b>	Map Reference:	<b>43-F1 /</b>	Building Area:	<b>7,750</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2119.22</b>	Total Rooms/Offices:		
Subdivision:	<b>SCHMIDT HEIGHTS TR</b>	Zoning:	<b>LAC2</b>	Total Restrooms:		
Rec Date:	<b>02/09/2018</b>	Prior Rec Date:	<b>10/03/2005</b>	Yr Built/Eff:	<b>1926 / 1941</b>	
Sale Date:	<b>01/09/2018</b>	Prior Sale Date:	<b>09/08/2005</b>	Air Cond:		
Sale Price:	<b>\$1,650,000</b>	Prior Sale Price:	<b>\$650,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:		
Document #:	<b>140264</b>	Acres:	<b>0.18</b>			
1st Mtg Amt:	<b>\$999,999</b>	Lot Area:	<b>7,791</b>			
Total Value:	<b>\$1,789,328</b>	# of Stories:				
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>6</b>				Distance From Subject:	<b>13.59 (miles)</b>
Address:	<b>905 S VERMONT AVE, LOS ANGELES, CA 90006-1609</b>					
Owner Name:	<b>VERWOOD LLC</b>					
Seller Name:	<b>KANTER FAMILY TRUST</b>					
APN:	<b>5094-026-002</b>	Map Reference:	<b>43-F2 /</b>	Building Area:	<b>7,250</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2123.06</b>	Total Rooms/Offices:		
Subdivision:	<b>WILSHIRE BLVD HEIGHTS</b>	Zoning:	<b>LAC2</b>	Total Restrooms:		
Rec Date:	<b>07/20/2018</b>	Prior Rec Date:		Yr Built/Eff:	<b>1912 / 1912</b>	
Sale Date:	<b>07/12/2018</b>	Prior Sale Date:		Air Cond:		
Sale Price:	<b>\$2,350,000</b>	Prior Sale Price:		Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:		
Document #:	<b>727242</b>	Acres:	<b>0.17</b>			
1st Mtg Amt:		Lot Area:	<b>7,238</b>			
Total Value:	<b>\$137,469</b>	# of Stories:				
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>			

Comp #:	<b>7</b>				Distance From Subject:	<b>24.12 (miles)</b>
Address:	<b>4535 BALDWIN AVE, EL MONTE, CA 91731-1107</b>					
Owner Name:	<b>VU LUONG D/DOAN THUY T T</b>					
Seller Name:	<b>VU TU M</b>					
APN:	<b>8577-002-035</b>	Map Reference:	<b>38-C4 /</b>	Building Area:	<b>6,720</b>	
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4323.00</b>	Total Rooms/Offices:		
Subdivision:	<b>GIDLEY PEIRSON TR</b>	Zoning:	<b>EMM2*</b>	Total Restrooms:		
Rec Date:	<b>05/04/2018</b>	Prior Rec Date:	<b>05/11/2005</b>	Yr Built/Eff:	<b>1962 / 1963</b>	
Sale Date:	<b>04/30/2018</b>	Prior Sale Date:	<b>04/04/2005</b>	Air Cond:		
Sale Price:	<b>\$470,000</b>	Prior Sale Price:	<b>\$930,000</b>	Pool:		
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:		

Document #:	<b>441693</b>	Acres:	<b>0.36</b>
1st Mtg Amt:		Lot Area:	<b>15,604</b>
Total Value:	<b>\$1,116,966</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>



# EXHIBIT D

ASSIGNED INSPECTOR: **BRUCE BEHROUZ HASHEMI**  
JOB ADDRESS: **7330 NORTH VAN NUYS BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2217-002-038**

Date: **March 12, 2019**

CASE#: **79542**  
ORDER NO: **A-4295542**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 17, 2017**  
COMPLIANCE EXPECTED DATE: **February 22, 2017**  
DATE COMPLIANCE OBTAINED: **September 5, 2017**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4295542

1060323201730502

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ**

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
MAYOR**

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

**FRANK M. BUSH  
GENERAL MANAGER**

**OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER**

**ORDER TO COMPLY**

**4AZ AUTO REPAIR C/O ANGEL ZAMORA  
7330 N VAN NUYS BLVD UNIT 4  
VAN NUYS, CA 91405**

**CASE #: 79542  
ORDER #: A-4295542**

**EFFECTIVE DATE: February 17, 2017  
COMPLIANCE DATE: February 22, 2017**  
The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

**FEB 10 2017**

To the address as shown on the last equalized assessment roll.  
Initialed by

**BUSINESS OPERATOR OF  
SITE ADDRESS: 7330 N VAN NUYS BLVD UNIT# 4  
ASSESSORS PARCEL NO.: 2217-002-038  
ZONE: C2; Commercial Zone  
NAME OF BUSINESS IN VIOLATION: 4AZ AUTO REPAIR**

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 November 01, 2016 and billed on invoice # 705404.

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 :**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

A proposed noncompliance fee in the amount of **\$660.00** 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 \$2,310.00.**

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.

**REVOCAION 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

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.

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If you have any questions or require any additional information please feel free to contact me at (818)374-9836.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector: 

Date: February 08, 2017

CHRISTOPHER LEKO  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9836  
Christopher.Leko@lacity.org

  
REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles, does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)