

57

Begin forwarded message:

From: Michelle/Gmail <michellebh9021@gmail.com>
Subject: Bush Clearance 9328 Beverlycrest Drive.
Date: June 9, 2016 at 9:23:17 AM PDT
To: gabriela.padilla@lacity.org

Dear Gabriela,

I have compared the photos given to us by you all and noticed the workers are past the signs and lamp post on the neighbors side of the property line. I have indicated where our property line is by the white flags in the photos. The smaller inset photo is the one given to us by you all.

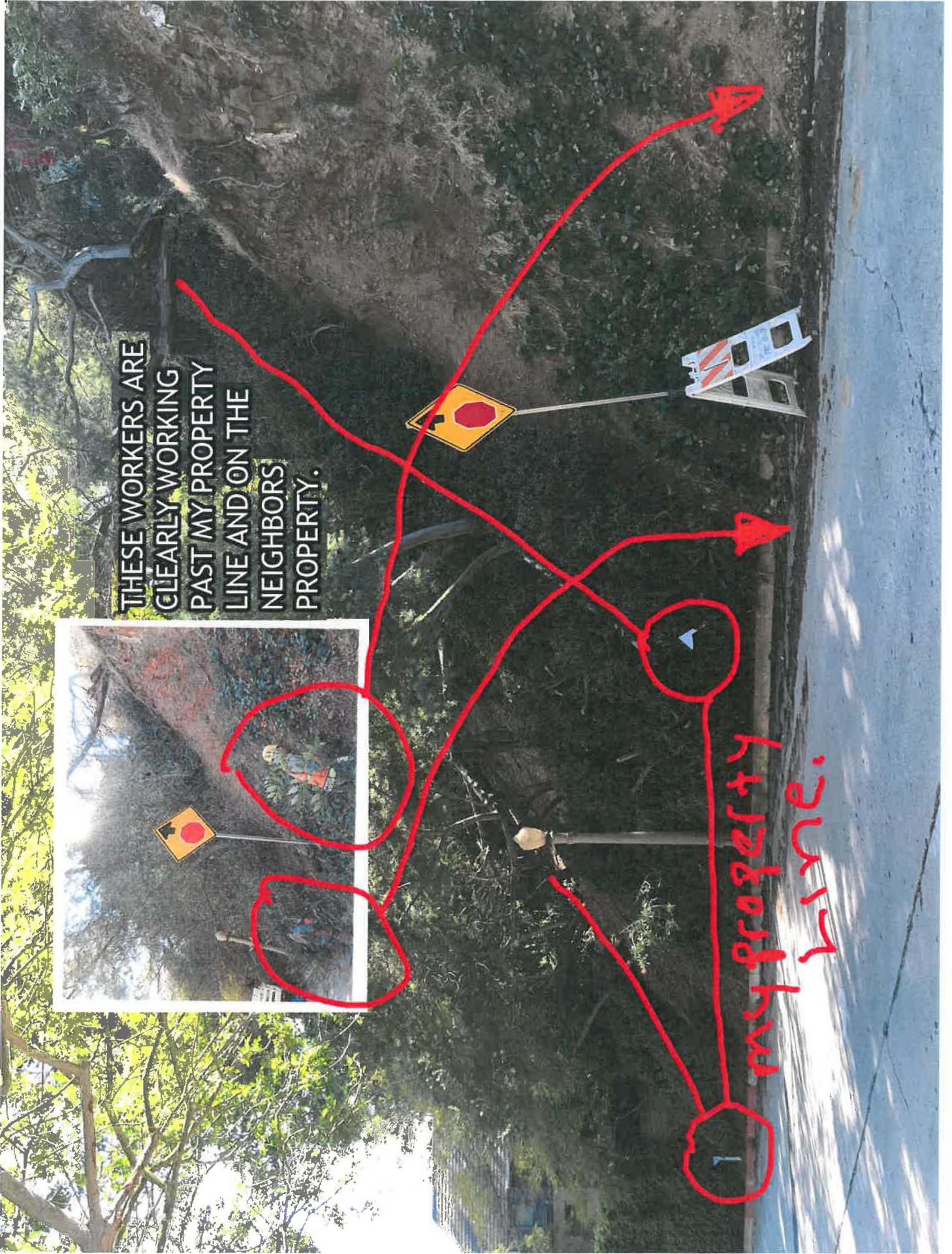
As you can see the workers in the photo are clearly working on the neighbors property. We do not feel we should have to pay for work done on the neighbors property. Please take this into consideration when evaluating what you say we owe. I think one reason they may have worked on the neighbors property is because we had already had our side cleared before they got there. I would also like to add we have been keeping the hillside cleared ever since the last notice last year.

Thank you so much for your time.

Sincerely,

Michelle Yu

THESE WORKERS ARE CLEARLY WORKING PAST MY PROPERTY LINE AND ON THE NEIGHBORS PROPERTY.



my property line.

86

Public Safety Committee

August 21, 2016

REF: APN 5567031027 Invoice:BC1600813 Package:2015178032

I presented evidence at my 6/2/2016 appeal hearing showing that I was initially in compliance with the 2015 brush clearance. On or before 4/24/2015, I completed online my affidavit of self-compliance. My property was still in compliance when I inspected it with a friend in July 2015. To my surprise, I received a non-compliance notice 9/2015.

An adjacent neighbor regularly dumps branches and trash onto my property. Previous confrontations with this neighbor have not resulted in any reduction in the dumping, and in fact escalate the dumping. Rather than confront, and perhaps cause more debris/brush to be dumped, I no longer confront the neighbor with the issue. Rather, I deal with whatever additional work it imposes on me.

However, for the 2015 brush clearance season, the dumping of debris/bush/branches from the neighbor was very late into brush clearance season. The neighbor apparently had numerous Eucalyptus trees trimmed July - September(?). An extremely large amount of tree trimmings were dumped on my property. I presented pictures showing the recently trimmed trees on my neighbor's adjacent property. I also presented pictures of the branches, debris, tossed onto my property. I requested additional time in October from Inspector Smith to comply, but was not given it. Subsequent to the denial of additional time, and in trying to comply, I suffered serious injuries requiring medical and hospital care.

Additionally, adding to the brush clearance burden, is that the boundaries of adjacent nearby property are not apparent. Namely, adjacent lots 5567031028, and 5567031003 have not been cleared in years. These also add to incorrect impression that my property is not in compliance. In fact, there was confusion at my appeal with the field inspection report by Inspector Smith, incorrectly naming adjacent properties which I do not own. In fact, I believe a large amount of the brush clearance work was on these properties, but charged to my property.

I am grateful that the administration fee/penalties have been waived in my initial appeal hearing. However, because of the huge medical bills which I am still trying to pay off, and my lack of employment, paying the lump sum amount of 1500 dollars by the due date is impossible. I thereby request a payment plan, of at least 10 months, preferably 12 months to pay the 1500 clearance work. This would allow me to lessen the untimely financial burden of this charge.

Thank you for consideration of this matter.

Paul Vasquez

21 AUGUST 2016

Paul Vasquez

Copy 1 of 7

84

Public Safety Committee

August 21, 2016

REF: APN 5567031004 Invoice:BC1600805 Package:2015178032

I presented evidence at my 6/2/2016 appeal hearing showing that I was initially in compliance with the 2015 brush clearance. On or before 4/24/2015, I completed online my affidavit of self-compliance. My property was still in compliance when I inspected it with a friend in July 2015. To my surprise, I received a non-compliance notice 9/2015.

An adjacent neighbor regularly dumps branches and trash onto my property. Previous confrontations with this neighbor have not resulted in any reduction in the dumping, and in fact escalate the dumping. Rather than confront, and perhaps cause more debris/brush to be dumped, I no longer confront the neighbor with the issue. Rather, I deal with whatever additional work it imposes on me.

However, for the 2015 brush clearance season, the dumping of debris/bush/branches from the neighbor was very late into brush clearance season. The neighbor apparently had numerous Eucalyptus trees trimmed July - September(?). An extremely large amount of tree trimmings were dumped on my property. I presented pictures showing the recently trimmed trees on my neighbor's adjacent property. I also presented pictures of the branches, debris, tossed onto my property. I requested additional time in October from Inspector Smith to comply, but was not given it. Subsequent to the denial of additional time, and in trying to comply, I suffered serious injuries requiring medical and hospital care.

Additionally, adding to the brush clearance burden, is that the boundaries of adjacent nearby property are not apparent. Namely, adjacent lots 5567031028, and 5567031003 have not been cleared in years. These also add to incorrect impression that my property is not in compliance. In fact, there was confusion at my appeal with the field inspection report by Inspector Smith, incorrectly naming adjacent properties which I do not own. In fact, I believe a large amount of the brush clearance work was on these properties, but charged to my property.

I am grateful that the administration fee/penalties have been waived in my initial appeal hearing. However, because of the huge medical bills which I am still trying to pay off, and my lack of employment, paying the lump sum amount of 1500 dollars by the due date is impossible. I thereby request a payment plan, of at least 10 months, preferably 12 months to pay the 1500 clearance work. This would allow me to lessen the untimely financial burden of this charge.

Thank you for consideration of this matter.

Paul Vasquez 21 AUGUST 2016
Paul Vasquez

Copy 1 of 7

Bernie and Lisa Ybarra

22216 Devonshire Street ~ Chatsworth, CA 91311 ~ 818/700-1932

August 15, 2016

Public Safety Committee
C/O City Clerk
200 North Spring Street, Room 395 City Hall
Los Angeles, CA 90012

Dear Ms. Delia Ibarra

I'm writing today to respond to the 2015 Noncompliance Inspection Fee Written Appeals for 2015 as well as the Notice of Noncompliance for 2016. I have made 7 copies and labeled them EXHIBITS for your review. I hope you will consider everything stated below.

I received a letter from your department (**Exhibit B**) stating that our appeal was denied and that we had to pay the noncompliance fee for 2015, which I did pay (**Exhibit D**) even though I did not agree with the findings.

Exhibit B -states that we received notices; Yes we did receive a notice in the mail, and we did exactly what the notice instructed, to clear the hazardous brush from the property.

June 20th, we weed wacked, chopped, and trimmed all trees and bushes and hauled it all to the dump.

There was absolutely no mention of cutting any fronds down from the two very tall palm trees. Even though your letter says it was clearly stated, it was NOT.

Exhibit B - states there were inspections on the property, June 16, October 18 and October 24th of 2015.

To my knowledge, no inspector entered my property to inspect.

October 18 inspection and Notice posted on the door, this prompted me to find out specifically how we failed.

October 18 afternoon, I called the inspector and asked what it was that we failed to comply with.

It wasn't until that time we were made aware of the Fronds that needed to be cut down from the two trees.

The inspector was very nice and said that that was all we had to do in the first place. Had we known we would have taken care of it right away.

October 20th we hired a tree trimming company to cut down the fronds and clear all the excess trimmings and brush and haul it away. See **Exhibit A**

October 24, 2015 Third inspection (we were never aware of)

August 2016 - Now we have received another NOTICE OF NONCOMPLIANCE (EXHIBIT C)

Exhibit C – states there was an inspection on June 24, 2016. And a notice on July 31, 2016. There has been no inspection to my knowledge, and no inspector has come to my door or entered my property, nor have I received any notice other than this one (Exhibit C).

Exhibit C – states that we violated section 57.322, and it says “see specific violations *checked below*”.

Nothing is checked below.

So again, August 15 through August 19, we weed wacked, chopped, and trimmed all trees and bushes and hauled it off the property to the dump. There are no hazardous fronds, that I am aware of, of course I am no expert, but all the vegetation that remains is green and the dead stuff is gone. Except for our cut firewood that we use to heat our home during the winter months.

We strongly maintain that had we had any fair conversation or clear explanation of the instructions needed to comply we definitely would have. I have included photos of the property.

Sincerely,



Bernard and Lisa Ybarra

2015 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 9, 2016 Council District: 12
NAME: YBARRA, BERNARD
MAILING ADDRESS: 22216 DEVONSHIRE ST
CHATSWORTH CA 91311
SITUS ADDRESS: 10235 FARRALONE AVE
ASSESSOR'S ID NO: 2745008051 / INVOICE NO: BN16009829

SUBSTANCE OF PROTEST

Owner claims received all notices; but did not know he was to remove all palm fronds which was clearly stated on the bottom of each notice.

The Non-Compliance fee automatically attached on October 18, 2015.

DEPARTMENT INFORMATION

- First Inspection performed on June 16, 2015
- Second Inspection performed on October 18, 2015
- Third Inspection performed on October 24, 2015
- Property was found to be in Non-Compliance upon Second Inspection; therefore, a \$356.00 Non-Compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The Appellant had notice and had not remedied the hazardous conditions on the property at the time the Second Inspection, at which time the Non-Compliance inspection fee were incurred and attached automatically.

The Fire Inspector made all appearances to the property, and properly mailed out all of the notices as legally and reasonably required. No notices are shown to have been returned by the United States post Office.

Therefore, the recommendation of this Hearing Officer is that the Non-Compliance fee should be confirmed as noticed.

Total assessment due is \$356.00

- no it was not
We trimmed everything and cleared the brush from the property.
No where did a pot say to cut the palm fronds out of the tree.



City of Los Angeles
FIRE DEPARTMENT
NOTICE OF NONCOMPLIANCE



APN:

(Map Book-Page-Parcel)

2745-008-051

Compliance Due Date:

08/21/2016

*no notice
no inspection*

YBARRA, BERNARD
22216 DEVONSHIRE ST
CHATSWORTH CA 91311

Inspection Date: 06/24/2016
Notice Date: 07/31/2016
Inspector Name: Emile Williams

Property Address:
10235 FARRALONE AVE
LOS ANGELES CA 91311

An onsite inspection of the parcel indicated above has shown that this property is in violation of Section 57.322 of the Los Angeles Fire Code.

In accordance with Fire Code Brush Clearance Requirements, you are obligated to maintain, as described below, all **native brush, weeds, grass, trees and hazardous vegetation on your property within 200 feet of all structures**, whether those structures are on your property or adjoining properties, and **within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel**. Please see the specific violations checked below:

1. Maintain all weeds and grasses at a maximum height of 3 inches.
2. Maintain all weeds and grasses located within 10 feet of any combustible fence or an edge of that portion of any highway, street, alley or paved driveway or used for vehicular travel at a maximum height of 3 inches.
3. Trees shall be trimmed so the foliage is no closer than 10 feet from the outlet of a chimney.
4. Remove any substantial accumulation of leaves, needles, twigs and all other combustible material from the roof of any structure on your property.
5. All trees 18 feet and taller shall have lower branches trimmed up so that no foliage is within six feet of the ground. Trees less than 18 feet and native shrubs shall be trimmed up one-third their height. Remove all dead/dry undergrowth and material within trees and shrubs.
6. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees.
7. All dead trees shall be removed from the property.
8. Hazardous vegetation on your property within 200 feet of all structures shall be maintained as follows: Remove dead material from this area, except vegetation that is cut to 3" in height. Prune foliage from lower third of trees and shrubs up to a maximum of six feet.
9. Your property has been identified as having landscape vegetation that requires additional clearance requirements so as not to pose a threat to the spread or intensity of a fire. Refer to the comments section of this notice for the Inspector's specific clearance requirements for this parcel.
10. Remove and safely dispose of all cut or bagged vegetation, native or otherwise, all dead trees, and all debris. Cut vegetation may be machine processed and spread on site.

Nothing is checked.

Next Action:

A reinspection of your property will occur on or after the Compliance due date. If found in compliance, you will receive a written "CLEANED BY OWNER INSPECTION RECORD" for your records. If your property is not in compliance at the time of reinspection, a \$356.00 (subject to change) noncompliance reinspection fee will be assessed and the City may complete the work on your behalf. The cost, including an administrative fee and the noncompliance reinspection fee will become a special assessment. Upon City Council confirmation and recordation of that order, a lien may be attached to the above parcel to be collected on the next regular property tax bill.

Comments and Instructions

Note: Please note the date of inspection may not correspond to date of the mailing of this notice. Due dates are based on date of mailing and any work done on property after the inspection date will be addressed when the property is re-inspected.



City of Los Angeles - Brush Clearance
200 N. Main Street, Room 1620
Los Angeles, CA 90012-4147



Statement

DATE: 08/02/2016
INVOICE NO.: BN16009829
INVOICE DATE: 02/19/2016
DUE DATE: 09/03/2016

YBARRA, BERNARD
22216 DEVONSHIRE ST
CHATSWORTH CA 91311

Question Regarding
Brush Non-Compliance Fee:
Call: (800)994-4444
Phone Hours: 8:00 a.m. - 11:00 a.m.
Billing Questions Call: (213)978-3424
Phone Hours: 8:00 a.m.- 4:00 p.m.

APN 2745008051
10235 FARRALONE AVE

DESCRIPTION OF CHARGES	AMOUNT
Non-compliance reinspection fee of properties not in compliance with the Los Angeles City Brush clearance Ordinance No. 170976 and L.A.M.C. Section 57.104.12.1 Inspection Dates: Initial Inspection 06/16/2015 Compliance Due Date 07/07/2015 Second Inspection 10/18/2015	\$356.00
Payment	\$50.00
Other Fee	\$50.00
TOTAL DUE	\$356.00

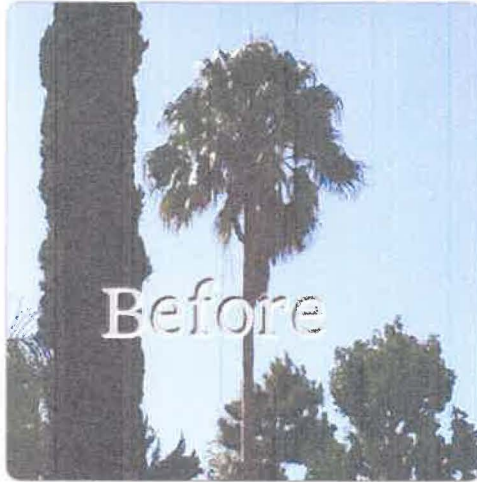
Web payment available at: <https://epay.lafd.org/ita/vms2>
The ID and PIN information below are required to login and make payments on the website:
ID: 2745008051 PIN: 21697515

If payment is not received by the due date:

- A \$35 Non Sufficient Fund fee will be assessed on all returned checks.
- 1. An unpaid invoice will result in a penalty fee of \$178.00 and filing of a Special Assessment against your property with the Los Angeles County Assessor's Office, and possible legal action by the Los Angeles City Attorney's Office.
- 2. The total amount due is \$534.00 if received after 09/03/2016.

Handwritten note:
Paid 392 Debit 8-17-16
An arrow points from this note to the circled total due amount of \$356.00 in the table.

Please detach at dotted line and return lower portion with your payment



Before August 20, 2016

After August 20, 2016