

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

May 26, 2017

Council District: # 4

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

JOB ADDRESS: **827 SOUTH CRENSHAW BLVD., LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5090-033-005**

On September 30, 2015 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **827 South Crenshaw 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, pursuant to Section 98.0421, the property owner was issued an order August 31, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	62.32
Title Report Fee	42.00
Grand Total	\$ <u>3,660.88</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,660.88** 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 **\$3,660.88** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. 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



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T14143
Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5090-033-005

Property Address: 827 S CRENSHAW BLVD ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CRENSHAW 827 LLC

Grantor : TYRINE WISON

Deed Date : 05/08/2015

Recorded : 06/01/2015

Instr No. : 15-0634589

MAILING ADDRESS: CRENSHAW 827 LLC
1537 N MCCADDEN PL LOS ANGELES CA 90028

SCHEDULE B

LEGAL DESCRIPTION

Lot: 22 **Block:** 14 **Abbreviated Description:** LOT:22 BLK:14 **CITY:REGION/CLUSTER:**
09/09438 BOULEVARD HEIGHTS LOT 22 BLK 14 **City/Muni/Twp: REGION/CLUSTER:** 09/09438

MORTGAGES/LIENS

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

RECORDING REQUESTED BY:
North American Title Company

AND WHEN RECORDED MAIL TO:

Crenshaw 827 LLC
1537 North McCadden Place
Los Angeles, CA 90028



2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1348106

Escrow No.: 131104-024

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,001.00
CITY TRANSFER TAX \$4,095.00

30
44

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Los Angeles AND

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

Tyrine Wilson

hereby GRANT(s) to:

CRENSHAW 827 LLC, a California limited liability company

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

Lot 22 in Block 14 of Boulevard Heights, in the City of Los Angeles, County of Los Angeles,
State of California, as per Map recorded in Book 8, Page 139 of Maps, in the Office of the
County Recorder of said County.

Also Known as: 827 Crenshaw Blvd., Los Angeles, CA 90005
AP#: 5090-033-005

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

2

13

Title Order No.: 1348106
Escrow No.: 131104-024
A.P. # 5090-033-005

3

Signature Page

DATED: May 8, 2015

Tyrina Wilson
Tyrine Wilson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

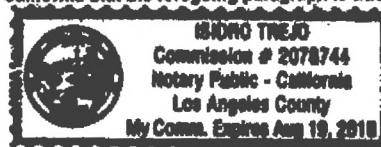
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On May 11, 2015
before me, Isidro Trejo
A Notary Public in and for said State personally appeared
Tyrine Wilson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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.

Signature

[Handwritten Signature]



(Seal)

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **May 26, 2017**

JOB ADDRESS: **827 SOUTH CRENSHAW BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5090-033-005**

Last Full Title: **04/13/2017**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). CRENSHAW 827 LLC
1537 N MCCADDEN PL
LOS ANGELES, CA 90028

CAPACITY: OWNER

Property Detail Report

For Property Located At :
827 CRENSHAW BLVD, LOS ANGELES, CA 90005-3632



Owner Information

Owner Name: CRENSHAW 827 LLC
 Mailing Address: 1537 N MCCADDEN PL, LOS ANGELES CA 90028 C037
 Vesting Codes: //

Location Information

Legal Description:	BOULEVARD HEIGHTS LOT 22	APN:	5090-033-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2127.02 / 2	Subdivision:	BOULEVARD HEIGHTS
Township-Range-Sect:		Map Reference:	43-D2 /
Legal Book/Page:	2-504	Tract #:	
Legal Lot:	22	School District:	LOS ANGELES
Legal Block:	14	School District Name:	
Market Area:	C18	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	06/01/2015 / 05/08/2015	1st Mtg Amount/Type:	/
Sale Price:	\$910,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	634589	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$166.33
New Construction:		Multi/Split Sale:	
Title Company:	NORTH AMERICAN TITLE		
Lender:			
Seller Name:	WISON TYRINE		

Prior Sale Information

Prior Rec/Sale Date:	06/10/2009 / 06/05/2009	Prior Lender:	
Prior Sale Price:	\$600,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	864053	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	5,471	Parking Type:		Construction:	
Living Area:	5,471	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	16	Finish Bsmnt Area:		Pool:	
Bath(F/H):	14 /	Basement Type:		Air Cond:	
Year Built / Eff:	1919 / 1924	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.17	County Use:	HOMES FOR AGED (7500)
Lot Area:	7,506	Lot Width/Depth:	50 x 150	State Use:	
Land Use:	NURSING HOME	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$923,877	Assessed Year:	2016	Property Tax:	\$11,503.64
Land Value:	\$822,352	Improved %:	11%	Tax Area:	67
Improvement Value:	\$101,525	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$923,877				

Comparable Summary

For Property Located At



827 CRENSHAW BLVD, LOS ANGELES, CA 90005-3632

4 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 4

	Subject Property	Low	High	Average
Sale Price	\$910,000	\$672,500	\$2,700,000	\$1,610,625
Bldg/Living Area	5,471	4,678	5,116	4,915
Price/Sqft	\$166.33	\$143.76	\$550.23	\$324.79
Year Built	1919	1911	1946	1931
Lot Area	7,506	4,201	15,932	8,547
Bedrooms	16	3	3	3
Bathrooms/Restrooms	14	6	6	6
Stories	0.00	0.00	0.00	0.00
Total Value	\$923,877	\$103,135	\$974,599	\$484,227
Distance From Subject	0.00	2.54	21.83	11.86

*= user supplied for search only

<input checked="" type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
	827 CRENSHAW BLVD	\$910,000	1919	16	14	06/01/2015	5,471	7,506	0.0
Comparables									
<input checked="" type="checkbox"/> 1	4215 E 10TH ST	\$2,250,000	1937			01/06/2017	5,116	4,201	21.83
<input checked="" type="checkbox"/> 2	693 S EUCLID AVE	\$2,700,000	1911	3	6	09/20/2016	4,907	15,932	11.43
<input checked="" type="checkbox"/> 3	4740 W 152ND ST	\$672,500	1946			10/14/2016	4,678	9,288	11.63
<input checked="" type="checkbox"/> 4	1050 S BONNIE BRAE ST	\$820,000				03/28/2017	4,959	4,766	2.54

Comparable Sales Report

For Property Located At

**827 CRENSHAW BLVD, LOS ANGELES, CA 90005-3632****4 Comparable(s) Selected.**

Report Date: 05/24/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$910,000	\$672,500	\$2,700,000	\$1,610,625
Bldg/Living Area	5,471	4,678	5,116	4,915
Price/Sqft	\$166.33	\$143.76	\$550.23	\$324.79
Year Built	1919	1911	1946	1931
Lot Area	7,506	4,201	15,932	8,547
Bedrooms	16	3	3	3
Bathrooms/Restrooms	14	6	6	6
Stories	0.00	0.00	0.00	0.00
Total Value	\$923,877	\$103,135	\$974,599	\$484,227
Distance From Subject	0.00	2.54	21.83	11.86

* = user supplied for search only

Comp #:1 Distance From Subject:21.83 (miles)

Address: 4215 E 10TH ST, LONG BEACH, CA 90804

Owner Name: SOLTA DEV LLC

Seller Name: DONABATE HOLDINGS LLC

APN: 7241-007-025 Map Reference: 76-B4 / Living Area: 5,116

County: LOS ANGELES, CA Census Tract: 5770.00 Total Rooms:

Subdivision: 3696 Zoning: LBR3S Bedrooms:

Rec Date: 01/06/2017 Prior Rec Date: 10/18/2004 Bath(F/H): /

Sale Date: 12/22/2016 Prior Sale Date: 10/14/2004 Yr Built/Eff: 1937 / 1949

Sale Price: \$2,250,000 Prior Sale Price: \$975,000 Air Cond: YES

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 19750 Acres: 0.10 Fireplace: /

1st Mtg Amt: \$2,025,000 Lot Area: 4,201 Pool:

Total Value: \$521,979 # of Stories: Roof Mat:

Land Use: NURSING HOME Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:11.43 (miles)

Address: 693 S EUCLID AVE, PASADENA, CA 91106-3732

Owner Name: SCHOFIELDS PROPERTY GROUP LLC

Seller Name: ARIA JOANN LIVING TRUST

APN: 5720-029-026 Map Reference: 27-A5 / Living Area: 4,907

County: LOS ANGELES, CA Census Tract: 4640.00 Total Rooms:

Subdivision: LANGFORD Zoning: PSC6 Bedrooms: 3

Rec Date: 09/20/2016 Prior Rec Date: Bath(F/H): 6 /

Sale Date: 08/08/2016 Prior Sale Date: Yr Built/Eff: 1911 / 1918

Sale Price: \$2,700,000 Prior Sale Price: Air Cond:

Sale Type: FULL Prior Sale Type: Style:

Document #: 1139148 Acres: 0.37 Fireplace: /

1st Mtg Amt: \$2,480,000 Lot Area: 15,932 Pool:

Total Value: \$974,599 # of Stories: Roof Mat:

Land Use: NURSING HOME Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:11.63 (miles)

Address: 4740 W 152ND ST, LAWNDALE, CA 90260-1903

Owner Name: VAN TA TRUNG

Seller Name: COUNSELING & RESEARCH ASSOCS

APN: 4079-008-003 Map Reference: 62-F3 / Living Area: 4,678

County: LOS ANGELES, CA Census Tract: 6039.00 Total Rooms:

Subdivision: 6578 Zoning: LNC4YY Bedrooms:

Rec Date: 10/14/2016 Prior Rec Date: 05/29/1998 Bath(F/H): /

Sale Date: 08/22/2016 Prior Sale Date: 05/07/1998 Yr Built/Eff: 1946 / 1962

Sale Price: \$672,500 Prior Sale Price: \$250,000 Air Cond:

Sale Type: FULL Prior Sale Type: FULL Style:

Document #: 1263524 Acres: 0.21 Fireplace: /

1st Mtg Amt: \$417,000 Lot Area: 9,288 Pool:

Total Value: \$337,196 # of Stories: Roof Mat:

Land Use: NURSING HOME Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:2.54 (miles)

Address: 1050 S BONNIE BRAE ST, LOS ANGELES, CA 90006-3743

Owner Name: TOP AYS INVESTMENT LLC

Seller Name: VALMONT RONALD E & ANA M

APN: 5136-010-011 Map Reference: 44-A3 / Living Area: 4,959

County: LOS ANGELES, CA Census Tract: 2095.20 Total Rooms:

Subdivision: SOUTH BONNIE BRAE TR Zoning: LAC1 Bedrooms:

Rec Date: 03/28/2017 Prior Rec Date: 06/25/1979 Bath(F/H): /

Sale Date: 03/03/2017 Prior Sale Date: Yr Built/Eff: / 1917

Sale Price: \$820,000 Prior Sale Price: \$65,000 Air Cond:

Sale Type: FULL Prior Sale Type: Style:

Document #: 339547 Acres: 0.11 Fireplace: /

1st Mtg Amt: \$533,000 Lot Area: 4,766 Pool:

Total Value: \$103,135 # of Stories: Roof Mat:

Land Use: NURSING HOME Park Area/Cap#: / Parking: NONE

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **May 26, 2017**

JOB ADDRESS: **827 SOUTH CRENSHAW BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5090-033-005**

CASE#: **693679**

ORDER NO: **A-3854157**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 31, 2015**

COMPLIANCE EXPECTED DATE: **September 30, 2015**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3854157

1060800201614750

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CRENSHAW 827 LLC
1537 N MCCADDEN PL
LOS ANGELES, CA 90028

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

AUG 25 2015

CASE #: 693679
ORDER #: A-3854157
EFFECTIVE DATE: August 31, 2015
COMPLIANCE DATE: September 30, 2015

OWNER OF
SITE ADDRESS: 827 S CRENSHAW BLVD

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

ASSESSORS PARCEL NO.: 5090-033-005
ZONE: R3; Multiple Dwelling Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The occupancy or use has changed from 'Home for the aged' to residential apartment building without obtaining the required Certificate of Occupancy. There are now more than the 15 guest rooms and one apartment allowed by the C of O.

You are therefore ordered to: Discontinue the unapproved occupancy or use as an apartment building or obtain a Certificate of Occupancy for the change of occupancy or use to Apartment Building.

Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The remodel of existing rooms to create more rooms was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.



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

3. The approximate 5'x12' construction of an addition to the second floor was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

4. Smoke alarms are missing or disabled.

You are therefore ordered to: Replace or repair the smoke alarms in the dwelling units.

Code Section(s) in Violation: 91.5R314.3, 91.5R314.1, 91.5R314.6, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

5. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all electrical service, lines, switches, outlets, fixtures and fixture coverings and supports in good repair. Broken, loose, frayed, inoperative, defective or missing portions shall be repaired or replaced.

Code Section(s) in Violation: 91.8104.8, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, 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.

INVESTIGATION FEE REQUIRED :

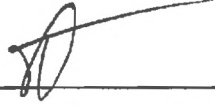
Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

1060809201014750

APPEAL PROCEDURES:

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 err 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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :  _____

Date: August 24, 2015

DAVE MATSON
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045
Dave.Matson@lacity.org


REVIEWED BY



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