

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

February 7, 2018

Council District: # 05

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

JOB ADDRESS: **1001 NORTH BEVERLY GLEN BLVD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4371-019-040**  
Re: Invoice #723242-2

On March 14, 2017, 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: **1001 North Beverly Glen 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. The Department imposed non-compliance Fee as follows:

<u>Description</u>	<u>Amount</u>
Late Charge/Collection Fee (250%)	\$ 1,650.00
Accumulated Interest (1%/month)	93.85
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 1,785.85</b>

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 **\$1,785.85** 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 **\$1,785.85** 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



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. T15167**  
**Dated as of: 01/24/2018**

**Prepared for: City of Los Angeles**

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

**APN #: 4371-019-040**

**Property Address: 1001 N BEVERLY GLEN BLVD      City: Los Angeles      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee : CHRISTIAN SPANNHOFF**

**Grantor : RONALD ROY MATTSON AND EUGENIE MATTSON**

**Deed Date : 08/24/2016**

**Recorded : 01/12/2017**

**Instr No. : 17-0050357**

**MAILING ADDRESS: CHRISTIAN SPANNHOFF**  
**10929 VANOWEN ST STE 183 NORTH HOLLYWOOD CA 91605**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 34,35 Block: 168 Tract No: 1788 Abbreviated Description: LOT:34,35 BLK:168 TR#:1788**  
**TR=1788 LOTS 34 AND 35 BLK 168**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



20170050357



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

01/12/17 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201701120120024

00013231460



008077094

SEQ:  
17

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R27

Title 365

2

3

RECORDING REQUESTED BY:

Title 365  
Order No. 16014365  
Escrow No. 5056979-SH  
Parcel No. 4371-019-044, 4371-019-034,  
4371-019-017, 4371-019-021, 4371-019-  
022, 4371-019-023, 4371-019-024, 4371-  
018-011, 4371-019-040, 4371-018-008



AND WHEN RECORDED MAIL TO:

CHRISTIAN SPANNHOFF  
10929 Vanowen St. #183  
North Hollywood, CA 91605

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$0 and CITY \$0

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:

City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ronald Roy Mattson and Eugenie Mattson, Husband and Wife

hereby GRANT(S) to Christian Spannhoff, a single man

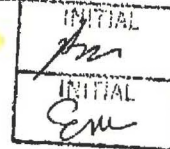
the following described real property in the County of Los Angeles, State of California:

Legal description attached as Exhibit "A"

More commonly known as: 1001 N. Beverly Glen Blvd., Los Angeles, CA 90077

This is a bonafide gift and the Grantor received nothing in return, R & T 11911.

Date August 24, 2016



"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911"

*Ronald Roy Mattson*  
Ronald Roy Mattson

*Eugenie Mattson*  
Eugenie Mattson

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.

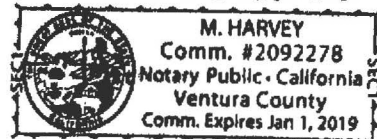
STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES

On 8-28-2016, before me, M. HARVEY - NOTARY PUBLIC, personally appeared Ronald Roy Mattson and Eugenie Mattson, 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 *M. Harvey* (Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

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**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

Parcel 1:

Lots 74, 75, 76, 87 and 91 through 98 inclusive in Block 174, of Tract No. 1788, in the City of Los Angeles, County of Los Angeles, State of California as per Map Recorded in Book 22 Page (s) 186 and 187 of Maps, in the Office of the County Recorder of said County.

Parcel 2:

Lots 37 through 42 inclusive of Block 168 of Tract No. 1788, in the City of Los Angeles, County of Los Angeles, State of California as per Map Recorded in Book 22 Page (s) 186 and 187 of Maps, in the Office of the County Recorder of said County.

Parcel 3:

A non exclusive easement for sanitary sewer, public utility, ingress and egress over the Southeast 10 feet of Lots 29, 30 and 31 of Block 168 of Tract No. 1788, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 22, Pages 186 and 187 of Maps, in the Office of the County Recorder of said County.

Parcel 4:

A non-exclusive easement for ingress and egress and public utilities over the Northwesterly 10 feet of the Southeasterly 20 feet of Lots 29, 30 and 31 of Block 168 of Tract No. 1788, in the City of Los Angeles, County of Los Angeles, State of California, as per Map Recorded in Book 22, Pages 186 and 187 of maps, in the Office of the County Recorder of said County.

Parcel 5:

Grantor hereby reserves a non-exclusive easement for ingress and egress, sanitary sewer, drainage, water, gas lines and other utilities and services, including telephone and television lines, fiber optics and cable, in and to, upon and along the Southeasterly twenty-five (25) feet of the Servient Tenement, together with the right to grant such easement to others as disclosed by a Document Recorded May 25, 2004 as Instrument No. 04-1328982, Official Records of Los Angeles County.

Parcel 6:

Lots 34, 35 and 36 of Block 168 of Tract No. 1788, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book Recorded in Book 22, Pages 186 and 187 of Maps, in the Office of the County Recorder of said County.

Parcel 7:

A non-exclusive easement for sanitary sewer, public utility, ingress and egress over the Southeast 10 feet of Lots 29, 30 and 31 of Block 168 of Tract No. 1788, in the City of Los Angeles, County of Los Angeles, State of California, as per map Recorded in Book 22, Pages 186 and 187 of maps, in the Office of the County Recorder of said County.

Parcel 8:

A non-exclusive easement for ingress and egress and public utilities over the Northwesterly 10 feet of the Southeasterly 20 feet of Lots 29, 30 and 31 of Block 168 of Tract No. 1788, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 22, Pages 186 and 187 of maps, in the Office of the County Recorder of said County.

APN: 4371-019-044  
APN: 4371-019-034  
APN: 4371-019-017  
APN: 4371-019-021  
APN: 4371-019-022

APN: 4371-019-023  
APN: 4371-019-024  
APN: 4371-018-011  
APN: 4371-019-040  
APN: 4371-018-008

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# EXHIBIT B

ASSIGNED INSPECTOR: JOHN MATTILLO  
JOB ADDRESS: 1001 NORTH BEVERLY GLEN BLVD, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 4371-019-040

Date: February 7, 2018

Last Full Title: 01/24/2018

Last Update to Title:

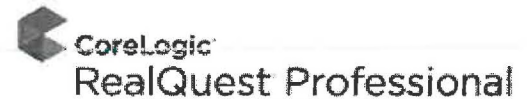
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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHRISTIAN SPANHOFF  
10929 VANOWEN ST STE 183  
NORTH HOLLYWOOD CA, 91605 CAPACITY: OWNERS
  
- 2). 10 NB PARTNERSHIP  
C/O CHRISTIAN SPANNHOFF ET AL  
10929 VANOWEN STE 183 CAPACITY: OWNERS
  
- 3). CHRISTIAN SPANNHOFF  
1001 N BEVERLY GLEN VLVD  
LOS ANGELES, CA 90077 CAPACITY: OWNERS

**Property Detail Report**

For Property Located At:  
**1001 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3119**

**Owner Information**

Owner Name: **SPANNHOFF CHRISTIAN**  
 Mailing Address: **10929 VANOWEN ST #183, LOS ANGELES CA 91605-6432 C005**  
 Vesting Codes: **SM / /**

**Location Information**

Legal Description: **TR=1788 LOTS 34 AND 35 BLK 168**  
 County: **LOS ANGELES, CA** APN: **4371-019-040**  
 Census Tract / Block: **2621.00 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **1788**  
 Legal Book/Page: **22-186** Map Reference: **592-B6 /**  
 Legal Lot: **34** Tract #: **1788**  
 Legal Block: **168** School District: **LOS ANGELES**  
 Market Area: **C04** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **01/12/2017 / 08/24/2016** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #: **50358**  
 Document #: **50357**

**Last Market Sale Information**

Recording/Sale Date: **09/08/2004 / 08/30/2004** 1st Mtg Amount/Type: **\$155,000 / CONV**  
 Sale Price: **\$1,550,000** / ADJ  
 Sale Type: **UNKNOWN** 1st Mtg Int. Rate/Type: **2304414**  
 Document #: **2304412** 1st Mtg Document #: **\$1,085,000 / CONV**  
 Deed Type: **GRANT DEED** 2nd Mtg Amount/Type: **1.25 / ADJ**  
 Transfer Document #: 2nd Mtg Int. Rate/Type: **\$1,425.94**  
 New Construction: Price Per SqFt: **MULTI**  
 Title Company: **UNITED TITLE** Multi/Split Sale:  
 Lender: **AMERICAS WHOLESALE LENDER**  
 Seller Name: **STIEBINGER JAMES**

**Prior Sale Information**

Prior Rec/Sale Date: **/** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type:

**Property Characteristics**

Gross Area: Parking Type: Construction:  
 Living Area: **1,087** Garage Area: Heat Type: **HEATED**  
 Tot Adj Area: Garage Capacity: Exterior wall:  
 Above Grade: Parking Spaces: Porch Type:  
 Total Rooms: Basement Area: Patio Type:  
 Bedrooms: **2** Finish Bsmnt Area: Pool:  
 Bath(F/H): **1 /** Basement Type: Air Cond:  
 Year Built / Eff: **1937 / 1940** Roof Type: Style:  
 Fireplace: **/** Foundation: Quality:  
 # of Stories: Roof Material: Condition:

**Site Information**

Zoning: **LARE40** Acres: **0.20** County Use: **SINGLE FAMILY RESID (0100)**  
 Lot Area: **8,549** Lot Width/Depth: **x** State Use:  
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:  
 Site Influence: Sewer Type:

**Tax Information**

Total Value: **\$964,658** Assessed Year: **2017** Property Tax: **\$11,772.99**  
 Land Value: **\$886,743** Improved %: **8%** Tax Area: **67**  
 Improvement Value: **\$77,915** Tax Year: **2017** Tax Exemption:  
 Total Taxable Value: **\$964,658**



**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1001 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3119****1 Comparable(s) Selected.**

Report Date: 02/07/2018

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$1,550,000	\$837,500	\$837,500	\$837,500
Bldg/Living Area	1,087	1,159	1,159	1,159
Price/Sqft	\$1,425.94	\$722.61	\$722.61	\$722.61
Year Built	1937	1922	1922	1922
Lot Area	8,549	10,787	10,787	10,787
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$964,658	\$553,478	\$553,478	\$553,478
Distance From Subject	0.00	0.04	0.04	0.04

\* = user supplied for search only

Comp #:	1	Address: <b>1005 N BEVERLY GLEN BLVD, LOS ANGELES, CA 90077-3119</b>		Distance From Subject:	<b>0.04 (miles)</b>
Owner Name:	<b>HEBERT TERESA &amp; RYAN</b>				
Seller Name:	<b>CHANG RONALD &amp; DEBORAH J</b>				
APN:	<b>4371-019-038</b>	Map Reference:	<b>32-E4 /</b>	Living Area:	<b>1,159</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2621.00</b>	Total Rooms:	<b>3</b>
Subdivision:	<b>1788</b>	Zoning:	<b>LARE15</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>08/01/2017</b>	Prior Rec Date:	<b>11/25/2003</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>07/24/2017</b>	Prior Sale Date:		Yr Built/Eff:	<b>1922 / 2004</b>
Sale Price:	<b>\$837,500</b>	Prior Sale Price:	<b>\$255,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>864367</b>	Acres:	<b>0.25</b>	Fireplace:	<b>Y / 1</b>
1st Mig Amt:		Lot Area:	<b>10,787</b>	Pool:	
Total Value:	<b>\$553,478</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>NONE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**  
JOB ADDRESS: **1001 NORTH BEVERLY GLEN BLVD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **4371-019-040**

Date: **February 7, 2018**

CASE#: **753201**  
ORDER NO: **A-4298194**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 20, 2017**

COMPLIANCE EXPECTED DATE: **March 22, 2017**

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

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4298194

1066610201737018

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

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201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

**SUBSTANDARD ORDER AND NOTICE OF FEE**

CHRISTIAN SPANNOFF  
10929 VANOWEN ST SUITE #183  
NORTH HOLLYWOOD, CA 91605

CASE #: 753201  
ORDER #: A-4298194  
EFFECTIVE DATE: February 20, 2017  
COMPLIANCE DATE: March 22, 2017

OWNER OF  
SITE ADDRESS: 1001 N BEVERLY GLEN BLVD

ASSESSORS PARCEL NO.: 4371-019-040  
ZONE: RE40; Min. Lot 40,000 Sq. Ft.

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

- 1. The approximate 20' x 30' dwelling unit was constructed without the required permits and approvals.

You are therefore ordered to: Demolish and remove the unapproved construction or obtain all required permits and approvals.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Approximately 50' west of Single Family Dwelling @ 1001 N Beverly Glen Blvd.

Comments: Legal Description: Tract 1788, Lot 37-42, Block 168

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

1000010201737318

**2. The building or premises is Substandard due to illegal use of the unapproved structure as a separate dwelling unit.**

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**3. Unapproved 25' x 25' addition to the east side of the Single Family Dwelling and unapproved 12' x 20' addition to the west side of the Single Family Dwelling.**

You are therefore ordered to: Demolish and remove the unapproved construction or obtain all required permits and approvals.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**4. The swimming pool was constructed without the required permits and approvals.**

You are therefore ordered to: Demolish and remove the unapproved construction or obtain all required permits and approvals.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**5. Grading was performed without first obtaining a permit.**

You are therefore ordered to: Obtain all required grading permits and approvals.

Code Section(s) in Violation: 91.106.1.2, 91.103.1, 12.21A.1(a) of the L.A.M.C.

**6. Electrical work performed without the required without permits.**

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1(a) of the L.A.M.C.

Location: Unapproved structure, unapproved additions, and swimming pool.

**7. Plumbing work performed without the required permits.**

You are therefore ordered to: 1) Demolish and remove the unapproved plumbing or obtain all required permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1(a) of the L.A.M.C.

Location: Unapproved structure and swimming pool.

**8. An investigation fee is required for work performed without the required permits.**

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.107.5.1, 91.103.1, 12.21A.1(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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



10000610201737318

**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.

**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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3035. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

JOHN MATTILLO  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3035


John.Mattillo@lacity.org

  
REVIEWED BY

Date: February 13, 2017

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

FEB 14 2017

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