

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 22, 2017

Council District: # 7

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

JOB ADDRESS: **13388 NORTH WHEELER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2510-023-006**

On August 28, 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: **13388 North Wheeler 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.


Pursuant to Section 98.0421, the property owner was issued an order on August 28, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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 L. 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. T14154
Dated as of: 04/13/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2510-023-006

Property Address: 13388 N WHEELER AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : CHRISTOPHER DRUMMOND AND MARIANNE E DRUMMOND

Grantor : JOE E TRUJILLO JR

Deed Date : 10/20/2010

Recorded : 10/22/2010

Instr No. : 10-1520104

**MAILING ADDRESS: CHRISTOPHER DRUMMOND AND MARIANNE E DRUMMOND
 13388 WHEELER AVE SYLMAR CA 91342**

SCHEDULE B

LEGAL DESCRIPTION

**Lot: 17 Tract No: 21045 Abbreviated Description: LOT:17 CITY:REGION/CLUSTER:
 03/03123 TR#:21045 TRACT # 21045 LOT 17 City/Muni/Twp: REGION/CLUSTER: 03/03123**

MORTGAGES/LIENS

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



RECORDING REQUESTED BY
JOE E TRUJILLO, JR
AND WHEN RECORDED MAIL TO

Name CHRISTOPHER DRUMMOND
Street Address 13388 WHEELER AVE
City, State SYLMAR, CA 91342
Zip
Order No N/A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
City of LOS ANGELES
Conveyance Tax is \$ 0 - 1
Parcel No 2510-023-006

Documentary Transfer Tax is \$ -0- 00 - 00
 computed on full value of interest or property conveyed, or,
 full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOE E TRUJILLO, JR , a single man

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
CHRISTOPHER DRUMMOND and MARIANNE E DRUMMOND, husband and wife, both as joint tenants

the following real property in the city of Los Angeles (Sylmar Area)
county of , LOS ANGELES state of CALIFORNIA

Lot 17 of Tract No 21045, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 616 Page(s)
53 to 55 Inclusive of Maps, in the office of the County Recorder of Los Angeles County, California

AKA 13388 WHEELER AVENUE, SYLMAR, CA 91342
* This is a bonafide gift and the grantor received nothing in return, R & T 11911 *

Dated October 20, 2010

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

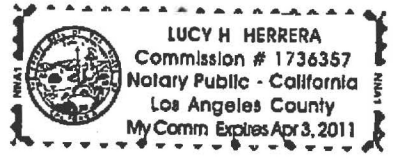
SS *Joe E. Trujillo, Jr.*
JOE E TRUJILLO, JR

On *October 22, 2010* before me,
Lucy H. Herrera

a Notary Public in and for said County and State, personally appeared

JOE E. TRUJILLO, JR.

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) 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 *Lucy H. Herrera*

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State
quitclaim (rev 07/17/98)

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **May 22, 2017**

JOB ADDRESS: **13388 NORTH WHEELER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2510-023-006**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHRISTOPHER DRUMMOND & MARIANNE DRUMMOND
13388 NORTH WHEELER AVENUE
SYLMAR, CA 91342 CAPACITY: OWNERS

Property Detail Report

For Property Located At:
13388 WHEELER AVE, SYLMAR, CA 91342-3021



CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **DRUMMOND CHRISTOPHER & MARIANNE E**
 Mailing Address: **13388 WHEELER AVE, SYLMAR CA 91342-3021 C010**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 21045 LOT 17	APN:	2510-023-006
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1060.20 / 1	Subdivision:	21045
Township-Range-Sect:		Map Reference:	2-F2 /
Legal Book/Page:	616-53	Tract #:	21045
Legal Lot:	17	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/22/2010 / 10/20/2010	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1520104		

Last Market Sale Information

Recording/Sale Date:	03/23/2004 / 02/19/2004	1st Mtg Amount/Type:	\$346,750 / CONV
Sale Price:	\$365,000	1st Mtg Int. Rate/Type:	5.99 / ADJ
Sale Type:	FULL	1st Mtg Document #:	682238
Document #:	682237	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$301.16
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO.		
Lender:	WMC MTG CORP		
Seller Name:	NAVARRO MICHAEL & JULIE		

Prior Sale Information

Prior Rec/Sale Date:	09/01/2000 / 07/31/2000	Prior Lender:	FIRST NATIONWIDE
Prior Sale Price:	\$175,000	Prior 1st Mtg Amt/Type:	\$166,250 / CONV
Prior Doc Number:	1377741	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,212	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	WALL
Year Built / Eff:	1957 / 1958	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	AVERAGE
Other Improvements:	FENCE				

Site Information

Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,558	Lot Width/Depth:	60 x 126	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$350,378	Assessed Year:	2016	Property Tax:	\$4,384.89
Land Value:	\$225,041	Improved %:	36%	Tax Area:	16
Improvement Value:	\$125,337	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$350,378				

Comparable Summary

For Property Located At

**13388 WHEELER AVE, SYLMAR, CA 91342-3021****6 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: 6**

	Subject Property	Low	High	Average
Sale Price	\$365,000	\$350,000	\$480,000	\$442,500
Bldg/Living Area	1,212	1,185	1,347	1,263
Price/Sqft	\$301.16	\$295.36	\$376.18	\$350.04
Year Built	1957	1949	1963	1956
Lot Area	7,558	5,402	26,406	9,811
Bedrooms	3	2	4	4
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$350,378	\$59,600	\$450,000	\$221,202
Distance From Subject	0.00	0.12	0.45	0.29

* = 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										
		13388 WHEELER AVE	\$365,000	1957	3	2	03/23/2004	1,212	7,558	0.0
Comparables										
<input checked="" type="checkbox"/>	1	13750 OSCAR ST	\$475,000	1957	4	2	10/06/2016	1,289	7,467	0.12
<input checked="" type="checkbox"/>	2	13806 ASTORIA ST	\$455,000	1957	3	2	01/31/2017	1,212	7,709	0.19
<input checked="" type="checkbox"/>	3	13546 BEAVER ST	\$480,000	1949	2	1	05/09/2017	1,276	26,406	0.26
<input checked="" type="checkbox"/>	4	13431 BEAVER ST	\$440,000	1957	4	1	12/14/2016	1,268	5,744	0.28
<input checked="" type="checkbox"/>	5	13421 CRANSTON AVE	\$455,000	1963	4	2	11/07/2016	1,347	5,402	0.42
<input checked="" type="checkbox"/>	6	13687 BRUSSELS AVE	\$350,000	1955	4	2	04/11/2017	1,185	6,137	0.45

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13388 WHEELER AVE, SYLMAR, CA 91342-3021**6 Comparable(s) Selected.**

Report Date: 05/22/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$365,000	\$350,000	\$480,000	\$442,500
Bldg/Living Area	1,212	1,185	1,347	1,263
Price/Sqft	\$301.16	\$295.36	\$376.18	\$350.04
Year Built	1957	1949	1963	1956
Lot Area	7,558	5,402	26,406	9,811
Bedrooms	3	2	4	4
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$350,378	\$59,600	\$450,000	\$221,202
Distance From Subject	0.00	0.12	0.45	0.29

* = user supplied for search only

Comp #:1 Distance From Subject:0.12 (miles)
 Address: 13750 OSCAR ST, SYLMAR, CA 91342-3020
 Owner Name: GAMBOA GUILLERMO/RADILLO RICHARD
 Seller Name: BEAULIEU LIVING TRUST
 APN: 2510-021-035 Map Reference: 2-F2 / Living Area: 1,289
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 6
 Subdivision: 21045 Zoning: LARS Bedrooms: 4
 Rec Date: 10/06/2016 Prior Rec Date: 01/13/1978 Bath(F/H): 2 /
 Sale Date: 07/18/2016 Prior Sale Date: Yr Built/Eff: 1957 / 1958
 Sale Price: \$475,000 Prior Sale Price: \$60,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1226295 Acres: 0.17 Fireplace: Y / 1
 1st Mtg Amt: \$434,981 Lot Area: 7,467 Pool:
 Total Value: \$117,050 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: DETACHED GARAGE

Comp #:2 Distance From Subject:0.19 (miles)
 Address: 13806 ASTORIA ST, SYLMAR, CA 91342-3003
 Owner Name: DELGADILLO LUIS A & ERIKA C
 Seller Name: GOETZ ROBERT E
 APN: 2510-021-014 Map Reference: 2-F2 / Living Area: 1,212
 County: LOS ANGELES, CA Census Tract: 1060.20 Total Rooms: 5
 Subdivision: 21045 Zoning: LARS Bedrooms: 3
 Rec Date: 01/31/2017 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 11/30/2016 Prior Sale Date: Yr Built/Eff: 1957 / 1958
 Sale Price: \$455,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 123908 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$481,116 Lot Area: 7,709 Pool:
 Total Value: \$67,472 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.26 (miles)
 Address: 13546 BEAVER ST, SYLMAR, CA 91342-3111
 Owner Name: BASHIAN THOMAS/NEELEY AMBER
 Seller Name: CLAYPOOL GARRY
 APN: 2510-020-017 Map Reference: 2-F3 / Living Area: 1,276
 County: LOS ANGELES, CA Census Tract: 1061.13 Total Rooms: 5
 Subdivision: MACLAY RHO Zoning: LARA Bedrooms: 2
 Rec Date: 05/09/2017 Prior Rec Date: 12/22/1993 Bath(F/H): 1 /
 Sale Date: 02/06/2017 Prior Sale Date: Yr Built/Eff: 1949 / 1954
 Sale Price: \$480,000 Prior Sale Price: \$174,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 513735 Acres: 0.61 Fireplace: Y / 1
 1st Mtg Amt: \$471,306 Lot Area: 26,406 Pool:
 Total Value: \$249,812 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE PARKING AVAIL

Comp #:4 Distance From Subject:0.28 (miles)
 Address: 13431 BEAVER ST, SYLMAR, CA 91342-2334
 Owner Name: HERNANDEZ JOSE
 Seller Name: CARCAMO ANGELINA
 APN: 2510-014-021 Map Reference: 2-F2 / Living Area: 1,268
 County: LOS ANGELES, CA Census Tract: 1061.12 Total Rooms: 5
 Subdivision: 8886 Zoning: LARA Bedrooms: 4
 Rec Date: 12/14/2016 Prior Rec Date: 07/14/2008 Bath(F/H): 1 /
 Sale Date: 10/31/2016 Prior Sale Date: 05/08/2008 Yr Built/Eff: 1957 / 1968
 Sale Price: \$440,000 Prior Sale Price: \$335,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1586076 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$424,297 Lot Area: 5,744 Pool:
 Total Value: \$383,275 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #:**5** Distance From Subject:**0.42 (miles)**
 Address: **13421 CRANSTON AVE, SYLMAR, CA 91342-2335**
 Owner Name: **HERNANDEZ DANIEL P & LYDIA P**
 Seller Name: **COHN M & D TRUST 2004**
 APN: **2510-024-023** Map Reference: **3-A2 /** Living Area: **1,347**
 County: **LOS ANGELES, CA** Census Tract: **1061.12** Total Rooms: **7**
 Subdivision: **21757** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **11/07/2016** Prior Rec Date: **08/19/2004** Bath(F/H): **2 /**
 Sale Date: **09/22/2016** Prior Sale Date: **07/14/2004** Yr Built/Eff: **1963 / 1963**
 Sale Price: **\$455,000** Prior Sale Price: **\$411,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **1382192** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$412,087** Lot Area: **5,402** Pool:
 Total Value: **\$450,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.45 (miles)**
 Address: **13687 BRUSSELS AVE, SYLMAR, CA 91342-2408**
 Owner Name: **COLLINS GREGORY/SUNDQUIST SHERI L**
 Seller Name: **SUNDQUIST EMMA J TRUST**
 APN: **2511-001-019** Map Reference: **2-F2 /** Living Area: **1,185**
 County: **LOS ANGELES, CA** Census Tract: **1060.20** Total Rooms: **6**
 Subdivision: **13829** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **04/11/2017** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **02/23/2017** Prior Sale Date: Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$350,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **393897** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$303,750** Lot Area: **6,137** Pool:
 Total Value: **\$59,600** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **May 22, 2017**

JOB ADDRESS: **13388 NORTH WHEELER AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2510-023-006**

CASE#: **693552**

ORDER NO: **A-3852421**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 28, 2015**

COMPLIANCE EXPECTED DATE: **September 17, 2015**

DATE COMPLIANCE OBTAINED: **October 06, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3852421

1050324301615054405117201622

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATTILOS
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

**DRUMMOND, CHRISTOPHER AND MARIANNE E
13388 WHEELER AVE
SYLMAR, CA 91342**

**CASE #: 693552
ORDER #: A-3852421
EFFECTIVE DATE: August 28, 2015
COMPLIANCE DATE: September 17, 2015**

**OWNER OF
SITE ADDRESS: 13388 N WHEELER AVE**

**ASSESSORS PARCEL NO.: 2510-023-006
ZONE: RS; Suburban 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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. Rubbish, garbage, trash and debris on the premises.

**You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition**

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 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**

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.

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 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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *John Hamilton*

Date: August 21, 2015

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856
John.Hamilton@lacity.org

REVIEWED BY

