

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

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

FRANK BUSH
GENERAL MANAGER

September 27, 2017

Council District: # 1

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

JOB ADDRESS: **1815 SOUTH MAGNOLIA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5056-015-009**
Re: Invoice # 681510-7

On October 11, 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: **1815 South Magnolia 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.

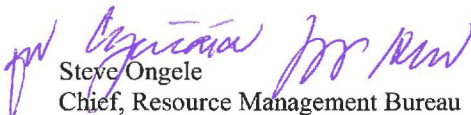
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	377.69
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>2,729.69</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 **\$2,729.69** 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 **\$2,729.69** 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

Property Title Report

Work Order No. T14586
Dated as of: 08/04/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5056-015-009

Property Address: 1815 S MAGNOLIA AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: ADMINISTRATOR'S DEED

Grantee : TERESA AYALA FORSBERG, DALIA AMODEI, GLORIA CARBALLO

Grantor : TERESA AYALA FORSBERG, ESTATE OF ANTONIO A AYALA

Deed Date : 02/14/2017

Recorded : 06/08/2017

Instr No. : 17-0632335

MAILING ADDRESS: TERESA AYALA FORSBERG, DALIA AMODEI, GLORIA CARBALLO
2002 MAGNOLIA AVE LOS ANGELES CA 90007

SCHEDULE B

LEGAL DESCRIPTION

Lot: 10 Block: A Abbreviated Description: LOT:10 BLK:A CITY:REGION/CLUSTER: 09/09173 SUB OF
BLK A AND A REPLAT OF A PORTION OF BLK B OF THE KENNEBEC TRACT LOT 10 BLK A
City/Muni/Twp: REGION/CLUSTER: 09/09173

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20170632335



Pages:
0003

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

06/08/17 AT 09:31AM

FEEs:	35.00
TAXES:	0.00
OTHER:	0.00
PAID:	35.00



LEADSHEET



201706082830025

00013774622



008358922

SEQ:
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Teresa Ayala Forsberg

AND WHEN RECORDED MAIL TO:
Edgar Saenz, Esq.
8921 S. Sepulveda Blvd., Ste. 101
Los Angeles, CA 90045

Document Number: 13774622



Batch Number: 8358922



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Administrator's Deed

THE UNDERSIGNED GRANTOR DECLARES that Documentary Transfer Tax is NONE. This is a bonafide gift and the grantor received nothing in return, R & T 11911.

City of Los Angeles

I, **Teresa Ayala Forsberg**, as Administrator of the Estate of Antonio A. Ayala, aka Antonio Acosta Ayala, decedent, pursuant to authority in the Order for Final Distribution and for Allowance of Compensation to Attorney for Ordinary and Extraordinary Services, made in the matter of the Estate of Antonio A. Ayala, aka Antonio Acosta Ayala, Case number BP 158 558, which came on for hearing on February 1, 2017, in the Superior Court of California, for the County of Los Angeles, hereby convey to **Teresa Ayala Forsberg**, a married woman, as her sole and separate property, an undivided one-third (1/3) interest, **Dalia Amodei**, a married woman, as her sole and separate property, an undivided one-third (1/3) interest, and **Gloria Carballo**, a married woman, as her sole and separate property, an undivided one-third (1/3) interest, all as joint tenants without any representation, warranty, or covenant of any kind, express or implied, all right, title, interest, and estate of the decedent at the time of death and all right, title, and interest that the estate may have subsequently acquired in that certain real property situated in the City of Los Angeles, County of Los Angeles, State of California, more particularly described as follows:


Lot 10 in Block "A" of the Subdivision of Block "A" and replat of a portion of Block "B" of the Kennebec Tract, as per map recorded in Book 52 Page 87 of Miscellaneous Records, in the Office of the County Recorder of said County.

Commonly known as: 1815 Magnolia Ave., Los Angeles, CA 90006

A.P.N.: 5056 015 009

Date: 2/14/, 2017

Estate of Antonio A. Ayala

By: 
Teresa Ayala Forsberg
Administrator

MAIL TAX STATEMENTS TO:

Teresa Ayala Forsberg, 2002 S. Magnolia Avenue, Los Angeles, CA 90007

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.

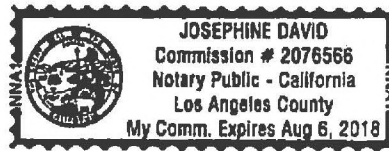
State of California)
County of Los Angeles)ss.
_____)

On February 14, 2017, before me, Josephine David, Notary Public, personally appeared Teresa Ayala Forsberg, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 Josephine David



Property Detail Report

For Property Located At :
1815 MAGNOLIA AVE, LOS ANGELES, CA 90006-5309



Owner Information

Owner Name: **FORSBERG TERESA A/AMODEI DALIA**
 Mailing Address: **2002 MAGNOLIA AVE, LOS ANGELES CA 90007-1223 C004**
 Vesting Codes: **MW // SE**

Location Information

Legal Description: **SUB OF BLK A AND A REPLAT OF A PORTION OF BLK B OF THE KENNEBEC TRACT LOT 10**
 County: **LOS ANGELES, CA** APN: **5056-015-009**
 Census Tract / Block: **2211.20 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **KENNEBEC TR**
 Legal Book/Page: Map Reference: **44-A4 /**
 Legal Lot: **10** Tract #:
 Legal Block: **A** School District: **LOS ANGELES**
 Market Area: **C16** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **06/08/2017 / 02/14/2017** Deed Type: **ADMINISTRATOR'S DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **632335**

Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: 2nd Mtg Amount/Type: **/**
 Deed Type: 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

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:	PARKING AVAIL	Construction:	
Living Area:	1,425	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	3	Exterior wall:	
Above Grade:		Parking Spaces:	3	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:	1907 / 1910	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD1.5	Acres:	0.19	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,418	Lot Width/Depth:	51 x 165	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$43,246	Assessed Year:	2017	Property Tax:	\$723.12
Land Value:	\$30,601	Improved %:	29%	Tax Area:	210
Improvement Value:	\$12,645	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$43,246				

Comparable Summary

For Property Located At



1815 MAGNOLIA AVE, LOS ANGELES, CA 90006-5309

5 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: 5

	Subject Property	Low	High	Average
Sale Price	\$0	\$410,000	\$650,000	\$520,200
Bldg/Living Area	1,425	1,331	1,580	1,430
Price/Sqft	\$0.00	\$288.53	\$437.42	\$365.47
Year Built	1907	1895	1907	1901
Lot Area	8,418	5,874	7,303	6,312
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$43,246	\$36,696	\$650,000	\$415,939
Distance From Subject	0.00	0.10	0.47	0.38

*= 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									
	1815 MAGNOLIA AVE		1907	2	1		1,425	8,418	0.0
Comparables									
<input checked="" type="checkbox"/>	1 1824 ORCHARD AVE	\$468,000	1903	3	2	07/11/2016	1,580	6,588	0.1
<input checked="" type="checkbox"/>	2 1442 CONSTANCE ST	\$515,000	1895	3	2	11/03/2016	1,331	7,303	0.43
<input checked="" type="checkbox"/>	3 1137 W 24TH ST	\$558,000	1905	2	1	05/19/2017	1,334	5,874	0.45
<input checked="" type="checkbox"/>	4 1011 W 20TH ST	\$410,000	1907	2	2	12/05/2016	1,421	5,916	0.46
<input checked="" type="checkbox"/>	5 1168 W 24TH ST	\$650,000	1895	3	2	12/28/2016	1,486	5,877	0.47

Comparable Sales Report

For Property Located At



1815 MAGNOLIA AVE, LOS ANGELES, CA 90006-5309

5 Comparable(s) Selected.

Report Date: 09/26/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$410,000	\$650,000	\$520,200
Bldg/Living Area	1,425	1,331	1,580	1,430
Price/Sqft	\$0.00	\$288.53	\$437.42	\$365.47
Year Built	1907	1895	1907	1901
Lot Area	8,418	5,874	7,303	6,312
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$43,246	\$36,696	\$650,000	\$415,939
Distance From Subject	0.00	0.10	0.47	0.38

*= user supplied for search only

Comp #:1 Distance From Subject:0.1 (miles)

Address: **1824 ORCHARD AVE, LOS ANGELES, CA 90006-5320**

Owner Name: **JOO SUN OK**

Seller Name: **HERRERA JOSE**

APN: **5056-016-008** Map Reference: **43-F4 /** Living Area: **1,580**

County: **LOS ANGELES, CA** Census Tract: **2211.20** Total Rooms: **3**

Subdivision: **AURORA TR BEING SUB** Zoning: **LARD1.5** Bedrooms: **3**

Rec Date: **07/11/2016** Prior Rec Date: **08/02/2012** Bath(F/H): **2 /**

Sale Date: **06/20/2016** Prior Sale Date: **05/25/2012** Yr Built/Eff: **1903 / 1951**

Sale Price: **\$468,000** Prior Sale Price: **\$200,000** Air Cond:

Sale Type: **FULL** Prior Sale Type: **FULL** Style:

Document #: **804958** Acres: **0.15** Fireplace: **Y / 1**

1st Mtg Amt: **\$351,000** Lot Area: **6,588** Pool:

Total Value: **\$468,000** # of Stories: **1.00** Roof Mat:

Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:2 Distance From Subject:0.43 (miles)

Address: **1442 CONSTANCE ST, LOS ANGELES, CA 90015-3204**

Owner Name: **SUAREZ DANIELLE**

Seller Name: **EDER JAMES & CARMEN TRUST**

APN: **5135-018-007** Map Reference: **44-A4 /** Living Area: **1,331**

County: **LOS ANGELES, CA** Census Tract: **2243.20** Total Rooms: **3**

Subdivision: **ABBOTT & MARGARET** Zoning: **LARD1.5** Bedrooms: **3**

Rec Date: **11/03/2016** Prior Rec Date: **08/14/1981** Bath(F/H): **2 /**

Sale Date: **10/18/2016** Prior Sale Date:

Sale Price: **\$515,000** Prior Sale Price: **\$45,000** Yr Built/Eff: **1895 / 1902**

Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond:

Document #: **1367162** Acres: **0.17** Style:

1st Mtg Amt: **\$515,000** Lot Area: **7,303** Fireplace: **/**

Total Value: **\$515,000** # of Stories:

Land Use: **SFR** Park Area/Cap#: **/** Pool:

Roof Mat:

Parking:

Comp #:	3	Distance From Subject:	0.45 (miles)
Address:	1137 W 24TH ST, LOS ANGELES, CA 90007-1725		
Owner Name:	RANGEL ANA		
Seller Name:	GUTIERREZ CATHERINE TRUST		
APN:	5055-020-005	Map Reference:	44-A5 /
County:	LOS ANGELES, CA	Census Tract:	2217.10
Subdivision:	URMSTON TR	Zoning:	LARD2
Rec Date:	05/19/2017	Prior Rec Date:	
Sale Date:	04/24/2017	Prior Sale Date:	
Sale Price:	\$558,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	559235	Acres:	0.13
1st Mtg Amt:	\$368,000	Lot Area:	5,874
Total Value:	\$36,696	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,334
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1905 / 1905
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	4	Distance From Subject:	0.46 (miles)
Address:	1011 W 20TH ST, LOS ANGELES, CA 90007-1304		
Owner Name:	VALENCIA INVESTMENTS LLC		
Seller Name:	DE LA TORRE ISABELLE TRUST		
APN:	5124-003-010	Map Reference:	44-A4 /
County:	LOS ANGELES, CA	Census Tract:	2244.10
Subdivision:	WASHINGTON VILLA AMD	Zoning:	LARD1.5
Rec Date:	12/05/2016	Prior Rec Date:	01/02/1970
Sale Date:	11/17/2016	Prior Sale Date:	
Sale Price:	\$410,000	Prior Sale Price:	\$16,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1525312	Acres:	0.14
1st Mtg Amt:	\$266,000	Lot Area:	5,916
Total Value:	\$410,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,421
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1907 / 1911
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	ATTACHED GARAGE

Comp #:	5	Distance From Subject:	0.47 (miles)
Address:	1168 W 24TH ST, LOS ANGELES, CA 90007-1724		
Owner Name:	CITY BEST INVESTMENT LLC		
Seller Name:	GUERRERO DOMINGO R & JUANITA		
APN:	5055-021-016	Map Reference:	44-A5 /
County:	LOS ANGELES, CA	Census Tract:	2217.10
Subdivision:	URMSTON TR	Zoning:	LARD2
Rec Date:	12/28/2016	Prior Rec Date:	
Sale Date:	10/24/2016	Prior Sale Date:	
Sale Price:	\$650,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1647914	Acres:	0.13
1st Mtg Amt:	\$550,000	Lot Area:	5,877
Total Value:	\$650,000	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,486
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1895 / 1925
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **ARA HAGHNAZARIAN**

Date: **September 27, 2017**

JOB ADDRESS: **1815 SOUTH MAGNOLIA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-015-009**

CASE#: **685860**

ORDER NO: **A-3861183**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 11, 2015**

COMPLIANCE EXPECTED DATE: **October 11, 2015**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # **A-3861183**

10660712201612266

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-SUPPLEMENTAL

AYALA, ANTONIO A AND TERESA
1815 MAGNOLIA AVE
LOS ANGELES, CA 90006

CASE #: 685860
ORDER #: A-3861183
EFFECTIVE DATE: September 11, 2015
COMPLIANCE DATE: October 11, 2015

OWNER OF
SITE ADDRESS: 1815 S MAGNOLIA AVE

ASSESSORS PARCEL NO.: 5056-015-009
ZONE: RD1.5; Min. Per Unit 1,500

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

SEP 01 2015

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

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

- 1. The premises is Substandard due to general dilapidation or improper maintenance.

You are therefore ordered to: 1. Remove/repair deteriorating brick wall at rear next to alley. 2. Remove wood wall that has completely fallen over at rear next to alley. 3. Cut overgrown vegetation at rear yard near alley.

Code Section(s) in Violation: 91.8902.13 #1, 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 day from the Compliance Date, will result in imposition of the fee noted below.

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.



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

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.

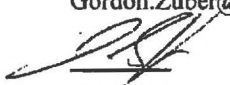
If you have any questions or require any additional information please feel free to contact me at (213)252-3032. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *Gordon Zuber*

Date: September 01, 2015

GORDON ZUBER
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3032

Gordon.Zuber@lacity.org



REVIEWED BY

