

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
501 NORTH FIGUEROA STREET
LOS ANGELES, CA 90015

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

August 09, 2017

Council District: # 8

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

JOB ADDRESS: **1658 WEST MANCHESTER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6037-001-001**
Re: Invoice # 641678-8

On January 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: **1658 West Manchester 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 98.0451, the property owner was issued an order on January 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>	\$	
System Development Surcharge		336.00
System Development Surcharge late Fee		20.16
Late Charge/Collection Fee (250%)		50.40
Title Report Fee		840.00
		<u>42.00</u>
Grand Total	\$	<u>1,288.56</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 **\$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

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14404
Dated as of: 06/27/2017

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6037-001-001

Property Address: 1658 W MANCHESTER AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JIN HUI KWON AND SO HUI KWON

Grantor : WON KIL KWON

Deed Date : 08/02/2010

Recorded : 09/02/2010

Instr No. : 10-1238766

MAILING ADDRESS: JIN HUI KWON AND SO HUI KWON
871 CRENSHAW BLVD UNIT 206 LOS ANGELES CA 90005

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Block: 1 Tract No: 6220 Abbreviated Description: LOT:1 BLK:1

CITY:REGION/CLUSTER: 25/25624 TR#:6220 TRACT NO 6220 (EX OF STS) LOT 1 BLK 1

City/Muni/Twp: REGION/CLUSTER: 25/25624

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20101238766



Pages:
0002

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

09/02/10 AT 01:54PM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00



LEADSHEET



201009020070037

00002910088



002867334

SEQ:
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

2

AND WHEN RECORDED MAIL TO:

JIN HUI KWON
SO HUI KWON
861 SOUTH WINDSOR BOULEVARD 304
LOS ANGELES, CA 90005



THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0.00

- 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,

WON KIL KWON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

"This is a bonafide gift and the grantor received nothing in return,
hereby GRANT(s) to: RPT 11911"

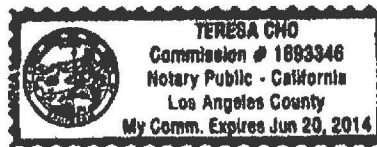
JIN HUI KWON, A SINGLE WOMAN AND SO HUI KWON, A SINGLE WOMAN
AS JOINT TENANTS

the real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as:
LOT 1 IN BLOCK 1 OF TRACT 6220, IN THE CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69
PAGES 69 AND 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

Also Known as: 1658 WEST MANCHESTER AVENUE, LOS ANGELES, CA 90047
AP#: 6037-001-001

DATED AUGUST 2, 2010
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On August 2, 2010
Before me, Teresa Cho
A Notary Public in and for said State, personally appeared
Won Kil Kwon

WON KIL KWON
WON KIL KWON



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 Teresa Cho

(This area for official notarial seal)

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

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: August 09, 2017

JOB ADDRESS: 1658 WEST MANCHESTER AVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6037-001-001

Last Full Title: 06/27/2017

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JIN HUI KWON & SO HUI KWON
871 CRENSHAW BLVD, UNIT 206
LOS ANGELES, CA 90005

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
1658 W MANCHESTER AVE, LOS ANGELES, CA 90047-5429



EXHIBIT C

CoreLogic
 RealQuest Professional

Owner Information

Owner Name: **KWON JIN H & SO HUI**
 Mailing Address: **871 CRENSHAW BLVD #206, LOS ANGELES CA 90005-6210 C031**
 Vesting Codes: **SW // SO**

Location Information

Legal Description: **TRACT NO 6220 (EX OF STS) LOT 1**
 County: **LOS ANGELES, CA** APN: **6037-001-001**
 Census Tract / Block: **2384.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **6220**
 Legal Book/Page: **69-69** Map Reference: **57-E2 /**
 Legal Lot: **1** Tract #: **6220**
 Legal Block: **1** School District: **LOS ANGELES**
 Market Area: **C36** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **09/02/2010 / 08/02/2010** Deed Type: **GRANT DEED**
 Sale Price: Document #: **1238766** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **04/02/1998 / 03/11/1998** 1st Mtg Amount/Type: **\$100,000 / CONV**
 Sale Price: **\$105,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: 1st Mtg Document #: **535575**
 Document #: **535574** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$104.17**
 New Construction: Multi/Split Sale:

Title Company: **CHICAGO TITLE INSURANCE**
COMPAN
 Lender: **MISCELLANEOUS FIN**
 Seller Name: **FIRST BK & TRUST**

Prior Sale Information

Prior Rec/Sale Date: **10/14/1997 /** Prior Lender:
 Prior Sale Price: **\$115,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1596756** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **TRUSTEE DEED**

Property Characteristics

Year Built / Eff:	1970 / 1970	Total Rooms/Offices		Garage Area:	
Gross Area:	1,008	Total Restrooms:		Garage Capacity:	
Building Area:	1,008	Roof Type:		Parking Spaces:	500
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	FORCED AIR
Above Grade:		Construction:	FRAME	Air Cond:	NONE
# of Stories:	1.00	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	AVERAGE
		Basement Area:		Condition:	AVERAGE

Site Information

Zoning:	LAC2	Acres:	0.15	County Use:	RESTAURANT/TAVERN
Lot Area:	6,390	Lot Width/Depth:	50 x 130	State Use:	(2100)
Land Use:	RESTAURANT	Commercial Units:		Water Type:	
Site Influence:	BUILDING	Sewer Type:		Building Class:	
	CORNER				

Tax Information

Total Value:	\$270,563	Assessed Year:	2016	Property Tax:	\$3,533.60
Land Value:	\$189,394	Improved %:	30%	Tax Area:	297
Improvement Value:	\$81,169	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$270,563				

Comparable Sales Report

For Property Located At

1658 W MANCHESTER AVE, LOS ANGELES, CA 90047-5429



CoreLogic
 RealQuest Professional

8 Comparable(s) Selected.

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$105,000	\$268,000	\$6,600,000	\$1,213,688
Bldg/Living Area	1,008	896	1,148	1,006
Price/Sqft	\$104.17	\$274.87	\$7,308.97	\$1,291.07
Year Built	1970	1925	1977	1951
Lot Area	6,390	1,825	8,431	5,132
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$270,563	\$31,630	\$676,151	\$313,015
Distance From Subject	0.00	3.31	15.50	9.23

*= user supplied for search only

Comp #:	1			Distance From Subject:	3.31 (miles)
Address:	4808 W CENTURY BLVD, INGLEWOOD, CA 90304-1315				
Owner Name:	LFA PROPERTIES LLC				
Seller Name:	NGO SHARON T				
APN:	4038-019-026	Map Reference:	56-F3 /	Building Area:	1,148
County:	LOS ANGELES, CA	Census Tract:	6015.01	Total Rooms/Offices:	
Subdivision:	323	Zoning:	LCC2YY	Total Restrooms:	
Rec Date:	12/21/2016	Prior Rec Date:	04/25/2000	Yr Built/Eff:	1950 / 1970
Sale Date:	08/18/2016	Prior Sale Date:	04/06/2000	Air Cond:	NONE
Sale Price:	\$460,000	Prior Sale Price:	\$180,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1621644	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,113		
Total Value:	\$233,692	# of Stories:			
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	2			Distance From Subject:	6.32 (miles)
Address:	17905 S WESTERN AVE, GARDENA, CA 90248-3621				
Owner Name:	TJ GARDENA LLC				
Seller Name:	OHASHI FAMILY TRUST				
APN:	4096-016-027	Map Reference:	63-E6 /	Building Area:	1,120
County:	LOS ANGELES, CA	Census Tract:	6501.01	Total Rooms/Offices:	
Subdivision:	27828	Zoning:	TOMC-GEN	Total Restrooms:	
Rec Date:	03/30/2017	Prior Rec Date:	10/30/2007	Yr Built/Eff:	1959 / 1959
Sale Date:	03/15/2017	Prior Sale Date:	10/18/2007	Air Cond:	NONE
Sale Price:	\$600,500	Prior Sale Price:	\$600,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	351977	Acres:	0.18		
1st Mtg Amt:		Lot Area:	7,700		
Total Value:	\$430,000	# of Stories:	1.00		
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	3			Distance From Subject:	6.66 (miles)
Address:	1807 E 7TH ST, LOS ANGELES, CA 90021-1203				
Owner Name:	SEVENTH STREET ARTS LLC				
Seller Name:	SEVENTH DIAMOND LLC				
APN:	5164-021-005	Map Reference:	44-E5 /	Building Area:	903
County:	LOS ANGELES, CA	Census Tract:	2060.31	Total Rooms/Offices:	
Subdivision:	INDUSTRIAL	Zoning:	LAM3	Total Restrooms:	
Rec Date:	06/22/2017	Prior Rec Date:	11/21/2012	Yr Built/Eff:	1952 /
Sale Date:	06/20/2017	Prior Sale Date:	11/16/2012	Air Cond:	NONE
Sale Price:	\$6,600,000	Prior Sale Price:	\$1,750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	691576	Acres:	0.17		
1st Mtg Amt:	\$3,362,913	Lot Area:	7,482		
Total Value:	\$676,151	# of Stories:			
Land Use:	RESTAURANT BUILDING Park Area/Cap#: /				

Comp #:	4			Distance From Subject:	9.89 (miles)
Address:	21412 S ALAMEDA ST, CARSON, CA 90810-1214				
Owner Name:	PLOTKIN DAVID A & STEFANIE V				
Seller Name:	GUTIERREZ JORGE & MARTHA				

APN:	7308-024-022	Map Reference:	69-F4 /	Building Area:	975
County:	LOS ANGELES, CA	Census Tract:	5440.01	Total Rooms/Offices:	
Subdivision:	6720	Zoning:	CAML&D*	Total Restrooms:	
Rec Date:	07/14/2017	Prior Rec Date:	07/28/2006	Yr Built/Eff:	1964 / 1964
Sale Date:	06/12/2017	Prior Sale Date:	07/19/2006	Air Cond:	NONE
Sale Price:	\$268,000	Prior Sale Price:	\$360,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	791796	Acres:	0.04		
1st Mtg Amt:	\$214,400	Lot Area:	1,825		
Total Value:	\$187,544	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	9.95 (miles)		
Address:	16683 PARAMOUNT BLVD, PARAMOUNT, CA 90723-5429				
Owner Name:	MICHEL FRANCISCO JR & LIZBETH				
Seller Name:	LYNCH PATRICK				
APN:	7102-031-021	Map Reference:	65-F4 /	Building Area:	920
County:	LOS ANGELES, CA	Census Tract:	5538.02	Total Rooms/Offices:	
Subdivision:	7811	Zoning:	PAC3*	Total Restrooms:	
Rec Date:	02/16/2017	Prior Rec Date:	07/29/1993	Yr Built/Eff:	1925 / 1928
Sale Date:	01/26/2017	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$425,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	192710	Acres:	0.07		
1st Mtg Amt:		Lot Area:	3,041		
Total Value:	\$31,630	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject:	10.86 (miles)		
Address:	2456 W WHITTIER BLVD, MONTEBELLO, CA 90640-3041				
Owner Name:	SHAMSHOUM DEEB				
Seller Name:	YVETTE HOLDINGS LLC				
APN:	6343-014-023	Map Reference:	54-C1 /	Building Area:	896
County:	LOS ANGELES, CA	Census Tract:	5302.04	Total Rooms/Offices:	
Subdivision:	9752	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	02/10/2017	Prior Rec Date:	09/02/2015	Yr Built/Eff:	1958 / 1958
Sale Date:	01/02/2017	Prior Sale Date:	07/02/2015	Air Cond:	NONE
Sale Price:	\$345,000	Prior Sale Price:	\$385,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	172475	Acres:	0.14		
1st Mtg Amt:		Lot Area:	5,960		
Total Value:	\$385,000	# of Stories:	1.00		
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject:	11.32 (miles)		
Address:	1501 W OLYMPIC BLVD, MONTEBELLO, CA 90640-5013				
Owner Name:	ALEXOPOULOS FAMILY TRUST 2016				
Seller Name:	HARBILAS TOM S TRUST				
APN:	6337-032-035	Map Reference:	54-D2 /	Building Area:	1,085
County:	LOS ANGELES, CA	Census Tract:	5320.01	Total Rooms/Offices:	
Subdivision:	5442	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	12/30/2016	Prior Rec Date:	02/27/1970	Yr Built/Eff:	1977 / 1977
Sale Date:	08/30/2016	Prior Sale Date:		Air Cond:	
Sale Price:	\$640,000	Prior Sale Price:	\$18,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1665329	Acres:	0.19		
1st Mtg Amt:	\$378,600	Lot Area:	8,431		
Total Value:	\$171,777	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

Comp #:	8	Distance From Subject:	15.5 (miles)		
Address:	7022 GREENLEAF AVE, WHITTIER, CA 90602-1304				
Owner Name:	SAVANNAH STUDIO CORP				
Seller Name:	R & T CORONA INC				
APN:	8139-022-010	Map Reference:	55-E5 /	Building Area:	1,000
County:	LOS ANGELES, CA	Census Tract:	5015.04	Total Rooms/Offices:	
Subdivision:	WHITTIER	Zoning:	WHC2UD*	Total Restrooms:	
Rec Date:	05/05/2017	Prior Rec Date:	01/07/2013	Yr Built/Eff:	1927 / 1965
Sale Date:	05/02/2017	Prior Sale Date:	12/12/2012	Air Cond:	NONE
Sale Price:	\$371,000	Prior Sale Price:	\$375,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	503821	Acres:	0.08		
1st Mtg Amt:	\$190,000	Lot Area:	3,501		
Total Value:	\$388,323	# of Stories:			
Land Use:	RESTAURANT BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ Date: August 09, 2017
JOB ADDRESS: 1658 WEST MANCHESTER AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6037-001-001

CASE#: 671752
ORDER NO: A-3690519

EFFECTIVE DATE OF ORDER TO COMPLY: January 28, 2015
COMPLIANCE EXPECTED DATE: February 27, 2015
DATE COMPLIANCE OBTAINED: March 16, 2015

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3690519

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

KWON, JIN H AND
861 S WINDSOR BLVD NO 304
LOS ANGELES, CA 90005

CASE #: 671752
ORDER #: A-3690519
EFFECTIVE DATE: January 28, 2015
COMPLIANCE DATE: February 27, 2015

OWNER OF
SITE ADDRESS: 1658 W MANCHESTER AVE

ASSESSORS PARCEL NO.: 6037-001-001

ZONE: C2; Commercial 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. Plumbing permit is required for the hot water heater.

You are therefore ordered to: 1) Obtain the required plumbing permit for the hot water heater

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

2. Inspection required.

You are therefore ordered to: 1) Obtain all required plumbing inspections and approvals

Code Section(s) in Violation: 94.103.5.1, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

3. Seismic restraints.

You are therefore ordered to: 1) Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion.

Code Section(s) in Violation: 94.508.2, 94.103.1.1, 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.

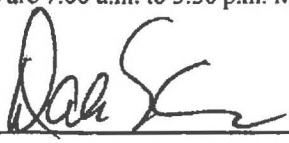
INVESTIGATION FEE REQUIRED:

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.

If you have any questions or require any additional information please feel free to contact me at (323)789-1490. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: January 21, 2015

DALE SCHWARTZ
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490

Dale.Schwartz@lacity.org



REVIEWED BY

