

BOARD OF  
BUILDING AND SAFETY  
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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  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

December 23, 2016

Council District: # 15

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

JOB ADDRESS: **424 WEST SANTA CRUZ STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7449-021-015**

On July 13, 2014, 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: **424 West Santa Cruz Street, 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 Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	491.73
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,458.73</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 **\$2,458.73** 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 **\$2,458.73** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

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***Property Title Report***

***Work Order No. T13468***  
***Dated as of: 07/27/2016***

***Prepared for: City of Los Angeles***

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

***APN #: 7449-021-015***

***Property Address: 424 W SANTA CRUZ ST ✓ City: Los Angeles County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : THE GABRIELLA MANCILLA LIVING TRUST***

***Grantor : GABRIELA MANCILLA***

***Deed Date : 10/21/2013***

***Recorded : 11/15/2013***

***Instr No. : 13-1628721***

***MAILING ADDRESS: THE GABRIELLA MANCILLA LIVING TRUST***  
***424 W SANTA CRUZ ST SAN PEDRO CA 90731***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot: 15 Block: 1 Abbreviated Description: LOT:15 BLK:1 CITY:REGION/CLUSTER:  
14/14186 BLK 1 OF PALOS VERDES TRACT LOT 15 City/Muni/Twp: REGION/CLUSTER:  
14/14186***

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY:  
GABRIELA DIAZ

WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name: GABRIELA DIAZ  
Street: 424 WEST SANTA CRUZ  
Address:  
City: SAN PEDRO,  
State: CALIFORNIA  
& Zip: 90731

Title Order No.: Escrow No.:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Grant Deed**

The undersigned Grantor(s) declare(s) <sup>^ This conveyance Transfers an interest into,</sup>  
DOCUMENTARY TRANSFER TAX IS \$ -0- or out of a Living Trust, R&T 11930.  
 Computed on Full Value of the interest or property conveyed, or  
 Computed on full value less value of liens or encumbrances remaining at time of sale,  
 Unincorporated Area City of LOS ANGELES  
Parcel No.: 7449-021-015

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

Hereby GRANT(s) to: THE GABRIELA MANCILLA LIVING TRUST

The following described real property in the County of LOS ANGELES, State of California

Lot 15, in Block 1 of Palos Verdes Tract, in the City of Los Angeles, County of Los Angeles, State of California, as shown on Map filed in Book 70, Page 72 of Micellaneous Records, in the Office of the County Recorder of said County.

Dated: October 21, 2013

STATE OF CALIFORNIA  
COUNTY OF CALIFORNIA

Gabriela Mancilla  
GABRIELA MANCILLA

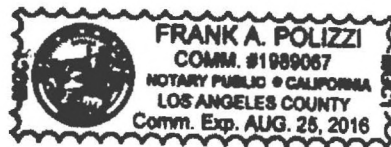
On 10/21/2013 before me, FRANK A. POLIZZI  
GABRIELA MANCILLA A Notary Public, personally appeared  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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/hers/her 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 [Signature]



(This area for official notarial seal)

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

Name Street Address City & State

# EXHIBIT B

ASSIGNED INSPECTOR: ANDREW BEELI

Date: December 23, 2016

JOB ADDRESS: 424 WEST SANTA CRUZ STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7449-021-015

Last Full Title: 07/27/2016

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). THE GABRIELLA MANCILLA LIVING TRUST  
424 W SANTA CRUZ ST  
SAN PEDRO, CA 90731  
CAPACITY: OWNER

## Property Detail Report

For Property Located At :  
**424 W SANTA CRUZ ST, SAN PEDRO, CA 90731-2136**



CoreLogic  
 RealQuest Professional

## Owner Information

Owner Name: **MANCILLA GABRIELA**  
 Mailing Address: **424 W SANTA CRUZ ST, SAN PEDRO CA 90731-2136 C028**  
 Vesting Codes: **SI / /**

## Location Information

Legal Description: **BLK 1 OF PALOS VERDES TRACT LOT 15**  
 County: **LOS ANGELES, CA** APN: **7449-021-015**  
 Census Tract / Block: **2962.10 / 3** Alternate APN:  
 Township-Range-Sect: **2962.10 / 3** Subdivision: **PALOS VERDES TR**  
 Legal Book/Page: **15** Map Reference: **79-A2 /**  
 Legal Lot: **1** Tract #: **LOS ANGELES**  
 Legal Block: **1** School District:  
 Market Area: **189** School District Name:  
 Neighbor Code: **189** Munic/Township:

## Owner Transfer Information

Recording/Sale Date: **11/15/2013 / 10/21/2013** Deed Type: **GRANT DEED**  
 Sale Price:  
 Document #: **1628721** 1st Mtg Document #:

## Last Market Sale Information

Recording/Sale Date: **02/28/2000 / 01/13/2000** 1st Mtg Amount/Type: **\$133,000 / CONV**  
 Sale Price: **\$140,000** 1st Mtg Int. Rate/Type: **6.95 / ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **289311**  
 Document #: **289310** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: **189** Price Per SqFt: **\$104.79**  
 New Construction:  
 Title Company: **HERKS TITLE AGCY** Multi/Split Sale:  
 Lender: **MISCELLANEOUS FIN**  
 Seller Name: **BKRS TRUST CAL TRUSTEE**

## Prior Sale Information

Prior Rec/Sale Date: **06/28/1999 /** Prior Lender:  
 Prior Sale Price: **1179257** Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **1179257** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **TRUSTEE DEED**

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,336</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>3</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>3</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1903 / 1904</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE</b>		<b>SHINGLE</b>		

## Site Information

Zoning:	<b>LAR2</b>	Acres:	<b>0.13</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,646</b>	Lot Width/Depth:	<b>45 x 125</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$181,755</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$2,216.32</b>
Land Value:	<b>\$168,780</b>	Improved %:	<b>7%</b>	Tax Area:	<b>13245</b>
Improvement Value:	<b>\$12,975</b>	Tax Year:	<b>2016</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$174,755</b>				

## Comparable Summary

For Property Located At



**424 W SANTA CRUZ ST, SAN PEDRO, CA 90731-2136**

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 4

	Subject Property	Low	High	Average
Sale Price	\$140,000	\$390,000	\$467,000	\$435,000
Bldg/Living Area	1,336	1,173	1,491	1,378
Price/Sqft	\$104.79	\$287.06	\$341.87	\$317.16
Year Built	1903	1906	1924	1916
Lot Area	5,646	5,000	6,753	5,539
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$181,755	\$29,358	\$411,410	\$294,206
Distance From Subject	0.00	0.08	0.45	0.24

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		424 W SANTA CRUZ ST	\$140,000	1903	3	1	02/28/2000	1,336	5,646	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	373 W SANTA CRUZ ST	\$390,000	1914	2	1	05/09/2016	1,173	5,003	0.08
<input checked="" type="checkbox"/>	2	327 N MESA ST	\$428,000	1906	4	2	08/09/2016	1,491	5,401	0.08
<input checked="" type="checkbox"/>	3	641 W 3RD ST	\$455,000	1920	3	1	06/24/2016	1,481	5,000	0.36
<input checked="" type="checkbox"/>	4	774 W SANTA CRUZ ST	\$467,000	1924	3	2	09/08/2016	1,366	6,753	0.45

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**424 W SANTA CRUZ ST, SAN PEDRO, CA 90731-2136****4 Comparable(s) Selected.**

Report Date: 12/21/2016

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$140,000	\$390,000	\$467,000	\$435,000
Bldg/Living Area	1,336	1,173	1,491	1,378
Price/Sqft	\$104.79	\$287.06	\$341.87	\$317.16
Year Built	1903	1906	1924	1916
Lot Area	5,646	5,000	6,753	5,539
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$181,755	\$29,358	\$411,410	\$294,206
Distance From Subject	0.00	0.08	0.45	0.24

\* = user supplied for search only

Comp #:**1** Distance From Subject:**0.08 (miles)**  
 Address: **373 W SANTA CRUZ ST, SAN PEDRO, CA 90731-2145**  
 Owner Name: **JACOBS JENNIFER**  
 Seller Name: **CHAVEZ MANUEL**  
 APN: **7449-023-023** Map Reference: **79-A2 /** Living Area: **1,173**  
 County: **LOS ANGELES, CA** Census Tract: **2962.20** Total Rooms: **4**  
 Subdivision: **NELSON** Zoning: **LAR2** Bedrooms: **2**  
 Rec Date: **05/09/2016** Prior Rec Date: **10/30/1972** Bath(F/H): **1 /**  
 Sale Date: **04/11/2016** Prior Sale Date: Yr Built/Eff: **1914 / 1914**  
 Sale Price: **\$390,000** Prior Sale Price: **\$12,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **525268** Acres: **0.11** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$357,142** Lot Area: **5,003** Pool:  
 Total Value: **\$29,358** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

Comp #:**2** Distance From Subject:**0.08 (miles)**  
 Address: **327 N MESA ST, SAN PEDRO, CA 90731-2119**  
 Owner Name: **CONTRERAS JAMES A & REYNA/SANCHEZ GILBERT**  
 Seller Name: **GOTCHET RONALD**  
 APN: **7449-011-011** Map Reference: **79-A2 /** Living Area: **1,491**  
 County: **LOS ANGELES, CA** Census Tract: **2962.10** Total Rooms: **4**  
 Subdivision: **PECKS SUB** Zoning: **LAR2** Bedrooms: **4**  
 Rec Date: **08/09/2016** Prior Rec Date: **02/25/2015** Bath(F/H): **2 /**  
 Sale Date: **06/06/2016** Prior Sale Date: **02/16/2015** Yr Built/Eff: **1906 / 1947**  
 Sale Price: **\$428,000** Prior Sale Price: **\$385,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **940744** Acres: **0.12** Fireplace: **/**  
 1st Mtg Amt: **\$406,500** Lot Area: **5,401** Pool:  
 Total Value: **\$390,871** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**  
**PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.36 (miles)**  
 Address: **641 W 3RD ST, SAN PEDRO, CA 90731-2507**  
 Owner Name: **YAMADA MYLES**  
 Seller Name: **RX LLC**  
 APN: **7451-019-009** Map Reference: **78-F3 /** Living Area: **1,481**  
 County: **LOS ANGELES, CA** Census Tract: **2966.00** Total Rooms: **6**  
 Subdivision: **ARCADIA PARK TR** Zoning: **LAR2** Bedrooms: **3**  
 Rec Date: **06/24/2016** Prior Rec Date: **06/30/2015** Bath(F/H): **1 /**  
 Sale Date: **06/22/2016** Prior Sale Date: **06/17/2015** Yr Built/Eff: **1920 / 1924**  
 Sale Price: **\$455,000** Prior Sale Price: **\$340,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **732762** Acres: **0.11** Fireplace: **/**  
 1st Mtg Amt: **\$417,000** Lot Area: **5,000** Pool:  
 Total Value: **\$345,185** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**  
**PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.45 (miles)**  
 Address: **774 W SANTA CRUZ ST, SAN PEDRO, CA 90731-1932**  
 Owner Name: **ESCOBEDO JANAY D**  
 Seller Name: **JIA MENGYI**  
 APN: **7447-031-025** Map Reference: **78-F2 /** Living Area: **1,366**  
 County: **LOS ANGELES, CA** Census Tract: **2965.00** Total Rooms: **6**  
 Subdivision: **2085** Zoning: **LARD1.5** Bedrooms: **3**  
 Rec Date: **09/08/2016** Prior Rec Date: **04/30/2013** Bath(F/H): **2 /**  
 Sale Date: **07/25/2016** Prior Sale Date: **03/15/2013** Yr Built/Eff: **1924 / 1929**  
 Sale Price: **\$467,000** Prior Sale Price: **\$395,500** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1078889** Acres: **0.15** Fireplace: **/**  
 1st Mtg Amt: **\$458,541** Lot Area: **6,753** Pool:  
 Total Value: **\$411,410** # of Stories: **1.00** Roof Mat: **COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **SHINGLE**  
**DETACHED GARAGE**



# EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**

**Date: December 23, 2016**

JOB ADDRESS: **424 WEST SANTA CRUZ STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7449-021-015**

**CASE#: 587544**

**ORDER NO: A-3511566**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 13, 2014**

COMPLIANCE EXPECTED DATE: **July 13, 2014**

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

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3511566

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
VAN AMBATTILOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
GEORGE HOVAGUIMIAN

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

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

ORDER TO COMPLY AND NOTICE OF FEE

GABRIELA MANCILLA  
424 W SANTA CRUZ ST  
SAN PEDRO, CA 90731

CASE #: 587544  
ORDER #: A-3511566  
EFFECTIVE DATE: June 13, 2014  
COMPLIANCE DATE: July 13, 2014

OWNER OF

SITE ADDRESS: 424 W SANTA CRUZ ST  
ASSESSORS PARCEL NO.: 7449-021-015  
ZONE: R2; Two Family Zone

*Ray Chan*  
6/13/14

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. Over height fence(s) in the required setback yard(s).

You are therefore ordered to: Reduce the height of the fence in the required setback yard(s) the maximum allowable height of 42" inches above grade in the front yard.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

Location: Front and rear yard

2. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).  
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

Location: House

Comments: Re-roofing

**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.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.**

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 (310)732-4532.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: May 08, 2014

EDMOND DECKERT  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4532

Edmond.Deckert@lacity.org



REVIEWED BY