

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

July 13, 2018

Council District: # 8

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

JOB ADDRESS: **9156 SOUTH CIMARRON STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6036-012-028**
Re: Invoice #724359-8

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: **9156 South Cimarron 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 fee	635.00
Late Charge/Collection fee (250%)	1,587.50
Accumulated Interest (1%/month)	223.46
Title Report fee	42.00
Grand Total	\$ 2,487.96

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 **\$2,487.96** 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 **\$2,487.96** 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. T15372
Dated as of: 05/24/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6036-012-028

Property Address: 9156 S CIMARRON ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : CHARLES ASHLEY AND GERALDINE ASHLEY

Grantor : KATIE M. MURRAY

Deed Date : 02/12/1991

Recorded : 02/22/1991

Instr No. : 91-0261889

**MAILING ADDRESS: CHARLES ASHLEY AND GERALDINE ASHLEY
9156 CIMARRON ST LOS ANGELES CA 90047**

SCHEDULE B

LEGAL DESCRIPTION

Lot: 60 Tract No: 12082 Abbreviated Description: LOT:60 TR#:12082 TRACT NO 12082 LOT 60

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 12/13/2006

Document #: 06-2764875

Loan Amount: \$440,000

Lender Name: WORLD SAVINGS BANK FSB

Borrowers Name: CHARLES ASHLEY; GERALDINE ASHLEY

**MAILING ADDRESS: WORLD SAVINGS BANK FSB
P.O. BOX 659548 SAN ANTONIO, TX 78265**

RECORDING REQUESTED BY:
Chicago Title Insurance Co.

91-261889

91- 261889

When Recorded Mail To:
Charles Ashley and Geraldine Ashley
9156 C. Marraon Street
L.A. CA. 90047

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 MIN. 3 P.M. FEB' 22 1991

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order Number: 9034134-1
Escrow Number: 090187
Assessor's Parcel No:

FEE \$7 N
2

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 192.50 CITY TAX \$

- 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
KATIE M. MURRAY, an unmarried woman

hereby GRANT(S) to
CHARLES ASHLEY and GERALDINE ASHLEY, husband and wife, as joint tenants

the following described real property in the City of Los Angeles

County of Los Angeles State of California
Lot 60, of Tract 12082, in the City of Los Angeles, as per map recorded in book 230, pages 1 and 2 of Maps, in the office of the County Recorder of said County.

Dated

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON FEBRUARY 12, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared Katie M. Murray

Katie M. Murray
Katie M. Murray

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument and acknowledged that executed the same. WITNESS my hand and official seal.

signature *Stacia Ann Smith*



9034134-1

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

91 261889

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Robert A. Smith

Date Commission Expires 12/31/01

Place of Execution of this Declaration San Antonio, TX

Date 12/23/01

Robert A. Smith
Signature (Firm name if any)

EXHIBIT B

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: **July 13, 2018**

JOB ADDRESS: **9156 SOUTH CIMARRON STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6036-012-028**

Last Full Title: **05/24/2018**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CHARLES ASHLEY &
GERALDINE ASHLEY
9156 CIMARRON ST
LOS ANGELES, CA 90047
CAPACITY: OWNERS

- 2). WORLD SAVINGS BANK FSB
P.O BOX 659548
SAN ANTONIO, TX 78265
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
9156 CIMARRON ST, LOS ANGELES, CA 90047-3506



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **ASHLEY CHARLES & GERALDINE**
 Mailing Address: **9156 CIMARRON ST, LOS ANGELES CA 90047-3506 C043**
 Vesting Codes: **HW //**

Location Information

Legal Description: **TRACT NO 12082 LOT 60**
 County: **LOS ANGELES, CA** APN: **6036-012-028**
 Census Tract / Block: **2384.00 / 4** Alternate APN:
 Township-Range-Sect: Subdivision: **12**
 Legal Book/Page: **13-69** Map Reference: **57-D2 /**
 Legal Lot: **60** Tract #: **12**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C36** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **02/22/1991 / 01/1991** 1st Mtg Amount/Type: **\$175,000 / VA**
 Sale Price: **\$175,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **261889** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$91.96**
 New Construction: Multi/Split Sale:

Title Company: **CHICAGO TITLE INSURANCE
 COMPAN**
 Lender: **HOME LENDERS**
 Seller Name: **MURRAY KATIE M**

Prior Sale Information

Prior Rec/Sale Date: **10/15/1975 /** Prior Lender:
 Prior Sale Price: **\$35,000** Prior 1st Mtg Amt/Type: **\$28,000 / CONV**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,903	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1941 / 1943	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	GOOD
Other Improvements:	FENCE; ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,804	Lot Width/Depth:	51 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$271,950	Assessed Year:	2017	Property Tax:	\$1,950.54
Land Value:	\$177,472	Improved %:	35%	Tax Area:	307
Improvement Value:	\$94,478	Tax Year:	2017	Tax Exemption:	MISC
Total Taxable Value:	\$141,109				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

9156 CIMARRON ST, LOS ANGELES, CA 90047-3506**7 Comparable(s) Selected.**

Report Date: 06/27/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$175,000	\$485,000	\$715,000	\$608,857
Bldg/Living Area	1,903	1,628	1,911	1,783
Price/Sqft	\$91.96	\$273.39	\$380.08	\$341.39
Year Built	1941	1931	1947	1940
Lot Area	6,804	5,074	8,553	6,281
Bedrooms	2	2	5	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$271,950	\$85,969	\$614,200	\$335,503
Distance From Subject	0.00	0.28	0.50	0.40

* = user supplied for search only

Comp #:1		Distance From Subject:0.28 (miles)	
Address:	2034 W 96TH ST, LOS ANGELES, CA 90047-3728		
Owner Name:	KING GARY JR & JACQUELYN J		
Seller Name:	MALCOM BARRINTON		
APN:	6057-007-051	Map Reference:	57-D3 /
County:	LOS ANGELES, CA	Census Tract:	2380.00
Subdivision:	12284	Zoning:	LAR1
Rec Date:	04/20/2018	Prior Rec Date:	06/22/2017
Sale Date:	03/27/2018	Prior Sale Date:	06/05/2017
Sale Price:	\$625,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	384938	Acres:	0.13
1st Mtg Amt:	\$593,750	Lot Area:	5,688
Total Value:	\$361,378	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,885
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	1947 / 1957
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	ATTACHED GARAGE

Comp #:2		Distance From Subject:0.29 (miles)	
Address:	9008 S 2ND AVE, INGLEWOOD, CA 90305-2826		
Owner Name:	CHERRY JOSEPH E & MICHON E		
Seller Name:	STRUCTURED ASSETS LLC		
APN:	4026-032-002	Map Reference:	57-D2 /
County:	LOS ANGELES, CA	Census Tract:	6007.04
Subdivision:	532	Zoning:	INR1YY
Rec Date:	10/12/2017	Prior Rec Date:	09/02/2008
Sale Date:	08/11/2017	Prior Sale Date:	02/16/2008
Sale Price:	\$683,000	Prior Sale Price:	\$539,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1171501	Acres:	0.20
1st Mtg Amt:	\$693,439	Lot Area:	8,553
Total Value:	\$614,200	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,797
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1940 / 1942
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.38 (miles)	
Address:	8719 CIMARRON ST, LOS ANGELES, CA 90047-3213		
Owner Name:	EAGLE MICHAEL W II/LANOIX TIFFANY R		
Seller Name:	HERCO CONTRACTORS INC		
APN:	6036-001-014	Map Reference:	57-D2 /
County:	LOS ANGELES, CA	Census Tract:	2384.00
Subdivision:	6079	Zoning:	LAR1
Rec Date:	05/21/2018	Prior Rec Date:	10/25/2017
Sale Date:	05/02/2018	Prior Sale Date:	09/18/2017
Sale Price:	\$600,000	Prior Sale Price:	\$412,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	500061	Acres:	0.12
1st Mtg Amt:	\$589,132	Lot Area:	5,429
		Living Area:	1,778
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1947 / 1959
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	

Total Value:	\$85,969	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #: 4				Distance From Subject: 0.39 (miles)	
Address: 8900 S MANHATTAN PL, LOS ANGELES, CA 90047-3539					
Owner Name: FULLER ADLEAN C					
Seller Name: HILDRETH GENEVA TRUST					
APN:	6036-017-034	Map Reference:	57-E2 /	Living Area:	1,774
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	5
Subdivision:	7648	Zoning:	LAR1	Bedrooms:	5
Rec Date:	04/24/2018	Prior Rec Date:	05/01/1978	Bath(F/H):	2 /
Sale Date:	04/18/2018	Prior Sale Date:		Yr Built/Eff:	1938 / 1960
Sale Price:	\$485,000	Prior Sale Price:	\$18,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	395948	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$460,750	Lot Area:	5,203	Pool:	
Total Value:	\$481,000	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #: 5				Distance From Subject: 0.47 (miles)	
Address: 8620 RUTHELEN ST, LOS ANGELES, CA 90047-3207					
Owner Name: MORGAN EVAN E & NAO T					
Seller Name: CA DCM FLIPS LLC					
APN:	6036-008-007	Map Reference:	57-D2 /	Living Area:	1,628
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	11169	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/21/2018	Prior Rec Date:	09/28/2017	Bath(F/H):	2 /
Sale Date:	02/27/2018	Prior Sale Date:	06/19/2017	Yr Built/Eff:	1940 / 1941
Sale Price:	\$599,000	Prior Sale Price:	\$417,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	272083	Acres:	0.16	Fireplace:	Y / 2
1st Mtg Amt:	\$209,000	Lot Area:	6,949	Pool:	
Total Value:	\$242,243	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #: 6				Distance From Subject: 0.5 (miles)	
Address: 8931 S HARVARD BLVD, LOS ANGELES, CA 90047-3614					
Owner Name: BEJAN-MAROUFKHANI SHANE					
Seller Name: CHINN SHARON A					
APN:	6037-027-047	Map Reference:	57-E2 /	Living Area:	1,707
County:	LOS ANGELES, CA	Census Tract:	2384.00	Total Rooms:	6
Subdivision:	6220	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/28/2018	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	02/05/2018	Prior Sale Date:		Yr Built/Eff:	1931 / 1945
Sale Price:	\$555,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	196470	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$544,947	Lot Area:	5,074	Pool:	
Total Value:	\$109,322	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #: 7				Distance From Subject: 0.5 (miles)	
Address: 8808 S 5TH AVE, INGLEWOOD, CA 90305-2406					
Owner Name: ZEPEDA MANUEL/SHAMEKLIS KATHRYN					
Seller Name: BUTTS JAMES T & JUDY L					
APN:	4026-012-003	Map Reference:	57-D2 /	Living Area:	1,911
County:	LOS ANGELES, CA	Census Tract:	6007.04	Total Rooms:	5
Subdivision:	7892	Zoning:	INR1YY	Bedrooms:	3
Rec Date:	03/13/2018	Prior Rec Date:	08/25/2017	Bath(F/H):	2 /
Sale Date:	02/23/2018	Prior Sale Date:	07/26/2017	Yr Built/Eff:	1942 / 1955
Sale Price:	\$715,000	Prior Sale Price:	\$710,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	240437	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$536,250	Lot Area:	7,072	Pool:	
Total Value:	\$454,410	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**

Date: July 13, 2018

JOB ADDRESS: **9156 SOUTH CIMARRON STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6036-012-028**

CASE#: 730738

ORDER NO: A-4125844

EFFECTIVE DATE OF ORDER TO COMPLY: **August 12, 2016**

COMPLIANCE EXPECTED DATE: **September 11, 2016**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4125844

10660111201725626

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIABRANNON
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

FRANK BUSH
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

ASHLEY, CHARLES AND GERALDINE
9156 CIMARRON ST
LOS ANGELES, CA 90047

CASE #: 730738
ORDER #: A-4125844
EFFECTIVE DATE: August 12, 2016
COMPLIANCE DATE: September 11, 2016

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

AUG 03 2016

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

OWNER OF
SITE ADDRESS: 9156 S CIMARRON ST
ASSESSORS PARCEL NO.: 6036-012-028
ZONE: R1; One-Family 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. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.**
You are therefore ordered to: Discontinue the open storage of appliances in a residential zone.
Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.
- 2. Home occupation does not meet all of the conditions and standards.**
You are therefore ordered to: Discontinue the home occupation or make it comply with all required conditions
Code Section(s) in Violation: 12.05A.16.(a), 12.21A.1.(a) of the L.A.M.C.
- 3. Not providing or maintaining the required covered off street parking.**
You are therefore ordered to: Provide/maintain required off-street parking.
Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

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

Comments: Garage is appliance business storage

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.

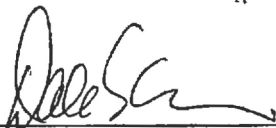
PENALTY WARNING :

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 (323)789-1490. Office hours are 7:00 a.m. to 8:30 p.m. Monday through Thursday.

Inspector : 

Date: August 02, 2016

DALE SCHWARTZ
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490
Dale.Schwartz@lacity.org

REVIEWED 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

16060111201725026