

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

November 14, 2017

Council District: # 13

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

JOB ADDRESS: **150 SOUTH BIMINI PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5501-014-013**
Re: #698765-3, #671154-8, #493687-1, #619987-4

On February 6, 2016, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **150 South Bimini Place, 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.

In addition, on November 13, 2015, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	269.76
Title Report fee	42.00
Grand Total	\$ 3,106.18

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,106.18** be 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 **\$3,106.18** on the referenced property. 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. T14866
Dated as of: 10/18/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5501-014-013

Property Address: 150 S BIMINI PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : SAM B KIM

Grantor : EUNMEE KIM

Deed Date : 06/17/2014

Recorded : 07/03/2014

Instr No. : 14-0692424

MAILING ADDRESS: SAM B KIM
150 BIMINI PL LOS ANGELES CA 90004

MAILING ADDRESS: SAM B KIM
639 STANFORD RD BURBANK CA 91504

SCHEDULE B

LEGAL DESCRIPTION

Lot: 52 Abbreviated Description: LOT:52 CITY:REGION/CLUSTER: 25/25693 BIMINI TRACT LOT COM AT NW COR OF LOT 52TH S 0 18' W 103.77 FT TH N 89 41' E TO SE LINE OF SD LOT TH NE THEREON TO MOST E COR City/Muni/Twp: REGION/CLUSTER: 25/25693

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 07/03/2014

Document #:14-0692425

Loan Amount: \$575,000

Lender Name: WILSHIRE BANK

Borrowers Name: SAM B KIM

MAILING ADDRESS: WILSHIRE BANK
3200 WILSHIRE BLVD. LOS ANGELES, CA 90010

This page is part of your document - DO NOT DISCARD



20140692424



Pages:
0003

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

07/03/14 AT 08:00AM

FEES:	48.00
TAXES:	0.00
OTHER:	0.00
PAID:	48.00

PCOR SURCHARGE \$20.00



LEADSHEET



201407030250005

00009362778



006274237

SEQ:
19

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t01

RECORDED AT THE REQUEST OF
WILSHIRE BANK

RECORDING REQUESTED BY

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

Name WILSHIRE BANK
Street Address 3200 WILSHIRE BLVD., #880
City & State LOS ANGELES, CA 90020
Zip



Title Order No 111406298 Escrow No

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5501-14-13,14

Quitclaim Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$ NONE

unincorporated area City of LOS ANGELES

Parcel No. _____

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

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

EUNMEE KIM, SPOUSE OF GRANTEE

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

SAM B. KIM, a married man as his sole and separate property

the following described real property in the

County of LOS ANGELES, state of California

See Exhibit "A" Attached

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

Dated 6/17/14

STATE OF CALIFORNIA
COUNTY OF Los Angeles

EUNMEE KIM

On 6/17/14 before me,
Kyemin Kang, Notary Public
(here insert name and title of the officer)

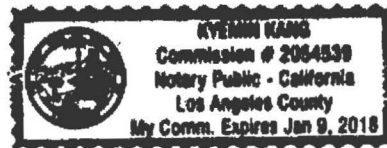
notary public, personally appeared EunMee Kim

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



(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

196

3

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 5501-014-013 and 5501-014-014

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 52 AND 53 OF THE BIMINI TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 133 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO THAT PORTION OF THAT CERTIAN STRIP OF LAND MARKED LOS ANGELES RAILWAY COMPANY, AS SHOWN ON SAID MAP OF THE BIMINI TRACT, ALSO THAT PORTION OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN SAID CITY, COUNTY AND STATE DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 52, THENCE NORTH 89° 41' 45" EAST ALONG THE NORTHERLY LINE OF SAID LOT 52 AND ITS EASTERLY PROLONGATION, A DISTANCE OF 267.69 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 2 OF DEED TO MULLEN CHEVROLET COMPANY RECORDED ON JANUARY 29, 1946 AS INSTRUMENT NO. 609, IN BOOK 22705 PAGE 276 OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTH 0° 22' 50" EAST ALONG THE EASTERLY LINE OF SAID LAST MENTIONED PARCEL 2, TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE BIMINI INCOME PROPERTIES, RECORDED ON FEBRUARY 8, 1949 AS INSTRUMENT NO. 951, IN BOOK 29321 PAGE 70 OF SAID OFFICIAL RECORDS; THENCE SOUTH 89° 41' 45" WEST ALONG SAID LAST MENTIONED NORTHERLY LINE AND ITS WESTERLY PROLONGATION TO THE WESTERLY LINE OF SAID LOT 53; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO LOT 53 AND ITS NORTHERLY PROLONGATION AND THE ALONG THE WESTERLY LINE OF SAID LOT 52 TO TO THE POINT OF BEGINNING.

EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **150 SOUTH BIMINI PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5501-014-013**

Date: **November 14, 2017**

Last Full Title: **10/18/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SAM B. KIM
150 BIMINI PL
LOS ANGELES, CA 90004
CAPACITY: OWNER

- 2). SAM B. KIM
639 STANFORD RD
BURBANK, CA 91504
CAPACITY: OWNER

- 3). WILSHIRE BANK
3200 WILSHIRE BLVD
LOS ANGELES, CA 90010
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
150 BIMINI PL, LOS ANGELES, CA 90004-5903



Owner Information

Owner Name: **KIM SAM B**
 Mailing Address: **639 STANFORD RD, BURBANK CA 91504-2928 C015**
 Vesting Codes: **SM / /**

Location Information

Legal Description: **BIMINI TRACT LOT COM AT NW COR OF LOT 52 TH S 018' W 103.77 FT TH N 8941' E TO SE LINE OF SD LOT TH NE THEREON TO MOST E COR OF SD LOT TH S 8941' W 211.51 FT TO BEG PART OF ABANDONED R/W LOT 53**

County:	LOS ANGELES, CA	APN:	5501-014-013
Census Tract / Block:	2111.22 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	BIMINI TR
Legal Book/Page:		Map Reference:	34-F6 /
Legal Lot:	53	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C17	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	07/03/2014 / 06/17/2014	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	692425
Document #:	692424		

Last Market Sale Information

Recording/Sale Date:	12/01/1986 / 10/1986	1st Mtg Amount/Type:	\$658,505 / CONV
Sale Price:	\$550,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1651636	2nd Mtg Amount/Type:	/
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$46.26
New Construction:		Multi/Split Sale:	

Title Company: **CHICAGO TITLE INSURANCE COMPAN**
 Lender: **008816**
 Seller Name: **WARREN BIGGS CO**

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

Year Built / Eff:	1922 / 1927	Total Rooms/Offices		Garage Area:	
Gross Area:	11,890	Total Restrooms:		Garage Capacity:	
Building Area:	11,890	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	
Above Grade:		Construction:	CONCRETE	Air Cond:	
# of Stories:	1.00	Foundation:	BLOCK/STUCCO	Pool:	
Other Improvements:		Exterior wall:		Quality:	AVERAGE
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.41	County Use:	AUTO SVC SHOP (2600)
Lot Area:	18,048	Lot Width/Depth:	x	State Use:	
Land Use:	AUTO REPAIR	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$736,050	Assessed Year:	2017	Property Tax:	\$9,578.27
Land Value:	\$536,565	Improved %:	27%	Tax Area:	6657
Improvement Value:	\$199,485	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$736,050				

Comparable Summary

For Property Located At



150 BIMINI PL, LOS ANGELES, CA 90004-5903

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	\$550,000	\$1,100,000	\$16,551,000	\$4,793,400
Bldg/Living Area	11,890	10,113	11,000	10,552
Price/Sqft	\$46.26	\$108.77	\$1,556.72	\$451.61
Year Built	1922	1924	1983	1953
Lot Area	18,048	8,859	26,265	17,518
Bedrooms	0	3	3	3
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$736,050	\$690,120	\$3,090,182	\$1,464,931
Distance From Subject	0.00	2.73	19.14	9.72

*= 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									
	150 BIMINI PL	\$550,000	1922			12/01/1986	11,890	18,048	0.0
Comparables									
<input checked="" type="checkbox"/>	1 6525 SANTA MONICA BLVD	\$16,551,000	1924	3		07/18/2017	10,632	20,870	2.73
<input checked="" type="checkbox"/>	2 7300 S WESTERN AVE	\$2,381,000	1930			05/18/2017	11,000	11,020	6.86
<input checked="" type="checkbox"/>	3 4985 WHITTIER BLVD	\$1,100,000	1967			08/08/2017	10,113	8,859	8.12
<input checked="" type="checkbox"/>	4 514 W ROSECRANS AVE	\$2,400,000	1965			03/07/2017	10,316	20,578	11.76
<input checked="" type="checkbox"/>	5 3928 DOWNING AVE	\$1,535,000	1983			06/07/2017	10,701	26,265	19.14

Comparable Sales Report

For Property Located At

**150 BIMINI PL, LOS ANGELES, CA 90004-5903****5 Comparable(s) Selected.**

Report Date: 11/08/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$550,000	\$1,100,000	\$16,551,000	\$4,793,400
Bldg/Living Area	11,890	10,113	11,000	10,552
Price/Sqft	\$46.26	\$108.77	\$1,556.72	\$451.61
Year Built	1922	1924	1983	1953
Lot Area	18,048	8,859	26,265	17,518
Bedrooms	0	3	3	3
Bathrooms/Restrooms	0	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$736,050	\$690,120	\$3,090,182	\$1,464,931
Distance From Subject	0.00	2.73	19.14	9.72

* = user supplied for search only

Comp #:	1	Distance From Subject: 2.73 (miles)	
Address:	6525 SANTA MONICA BLVD, LOS ANGELES, CA 90038-1407		
Owner Name:	CARON INVESTMENTS LLC		
Seller Name:	ROBERTSON W D & P A TRUST		
APN:	5533-010-044	Map Reference:	34-C4 /
County:	LOS ANGELES, CA	Census Tract:	1908.02
Subdivision:	MANASQUAN	Zoning:	LAC2
Rec Date:	07/18/2017	Prior Rec Date:	11/04/1983
Sale Date:	06/25/2017	Prior Sale Date:	
Sale Price:	\$16,551,000	Prior Sale Price:	\$136,000
Safe Type:	FULL	Prior Sale Type:	FULL
Document #:	801672	Acres:	0.48
1st Mtg Amt:	\$15,200,000	Lot Area:	20,870
Total Value:	\$840,811	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	2	Distance From Subject: 6.86 (miles)	
Address:	7300 S WESTERN AVE, LOS ANGELES, CA 90047-2253		
Owner Name:	KAI HAO YUN LLC		
Seller Name:	URMAN FAMILY TRUST		
APN:	6018-001-007	Map Reference:	51-E6 /
County:	LOS ANGELES, CA	Census Tract:	2379.00
Subdivision:	6757	Zoning:	LAC2
Rec Date:	05/18/2017	Prior Rec Date:	10/07/1992
Sale Date:	05/03/2017	Prior Sale Date:	
Sale Price:	\$2,381,000	Prior Sale Price:	
Safe Type:	FULL	Prior Sale Type:	
Document #:	553575	Acres:	0.25
1st Mtg Amt:	\$1,166,000	Lot Area:	11,020
Total Value:	\$690,120	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	3	Distance From Subject:	8.12 (miles)
Address:	4985 WHITTIER BLVD, LOS ANGELES, CA 90022-3131		
Owner Name:	CREATIVE GREEN PROPS I LLC		
Seller Name:	VAN HUNG T		
APN:	5240-010-013	Map Reference:	45-E6 /
County:	LOS ANGELES, CA	Census Tract:	5316.04
Subdivision:	4074	Zoning:	LCM1*
Rec Date:	08/08/2017	Prior Rec Date:	10/31/2003
Sale Date:	07/24/2017	Prior Sale Date:	06/24/2003
Sale Price:	\$1,100,000	Prior Sale Price:	\$610,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	891953	Acres:	0.20
1st Mtg Amt:	\$770,000	Lot Area:	8,859
Total Value:	\$960,619	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	11.76 (miles)
Address:	514 W ROSECRANS AVE, GARDENA, CA 90248-1515		
Owner Name:	LJS PROPERTIES LLC		
Seller Name:	TTLJ PROPERTIES LLC		
APN:	6119-008-037	Map Reference:	64-A2 /
County:	LOS ANGELES, CA	Census Tract:	2911.30
Subdivision:	15476	Zoning:	LAMR1
Rec Date:	03/07/2017	Prior Rec Date:	01/18/1984
Sale Date:	03/02/2017	Prior Sale Date:	
Sale Price:	\$2,400,000	Prior Sale Price:	\$654,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	261471	Acres:	0.47
1st Mtg Amt:	\$1,208,000	Lot Area:	20,578
Total Value:	\$3,090,182	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	5	Distance From Subject:	19.14 (miles)
Address:	3928 DOWNING AVE, BALDWIN PARK, CA 91706-4361		
Owner Name:	NG EVA S N & KWOK T		
Seller Name:	NAGHI ELIAS		
APN:	8554-002-033	Map Reference:	39-E5 /
County:	LOS ANGELES, CA	Census Tract:	4052.01
Subdivision:	PARCEL MAP 1013	Zoning:	BPI*
Rec Date:	06/07/2017	Prior Rec Date:	12/18/2007
Sale Date:	05/15/2017	Prior Sale Date:	10/11/2007
Sale Price:	\$1,535,000	Prior Sale Price:	\$1,540,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	627620	Acres:	0.60
1st Mtg Amt:		Lot Area:	26,265
Total Value:	\$1,742,925	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **150 SOUTH BIMINI PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5501-014-013**

Date: **November 14, 2017**

CASE#: **74735**
ORDER NO: **A-3980860**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 1, 2016**
COMPLIANCE EXPECTED DATE: **February 6, 2016**
DATE COMPLIANCE OBTAINED: **August 23, 2016**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3980860

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.

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

REPEAT VIOLATIONS :

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation:....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

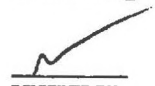
If you have any questions or require any additional information please feel free to contact me at (213)252-3044.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.



Inspector: _____

Date: January 28, 2016

MARK RUDE
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3044
mark.rude@lacity.org


REVIEWED BY

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

JAN 28 2016

To the address as shown on the
last equalized assessment roll.
Initialed by MR



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