

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

December 14, 2017

Council District: # 1

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

**JOB ADDRESS: 1621 WEST VENICE BLVD., LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 5056-002-019**  
**RE: INVOICE # 681189-9**

On November 27, 2015 and 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: **1621 West Venice Blvd., 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)	441.42
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,793.42</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 **\$2,793.42** 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, and Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,793.42** 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 WOLCOTT, CITY CLERK

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T14951***  
***Dated as of: 11/29/2017***

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

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

***APN #: 5056-002-019***

***Property Address: 1621 W VENICE BLVD    City: Los Angeles    County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: TRUST TRANSFER DEED***

***Grantee : MARIA F. WEAVER***

***Grantor : MARIA F. WEAVER TRUSTEE OF THE MARIA F. WEAVER***

***Deed Date : 04/27/1995***

***Recorded : 05/01/1995***

***Instr No. : 95-707338***

***MAILING ADDRESS: MARIA F. WEAVER***

***13103 MIRA MAR DR SYLMAR CA 91342***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot: 3 Block: AA Abbreviated Description: LOT:3 BLK:AA MILLARD AVE TRACT EX OF ST LOT 3  
BLK AA***

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY

CAROL PERRIN, ESQ.

95 707338

AND WHEN RECORDED MAIL TO:

Name  
Street Address  
City

Carol Perrin, Esq.  
6300 Wilshire Blvd.  
Suite 1850  
Los Angeles, CA 90048

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
8:04 AM MAY 01 1995

SURVEY, MONUMENT FEE \$10. CODE 95

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Trust Transfer Deed

FEE \$10 0

TTD 879 ID

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181818

ASSESSORS PARC - NO. 5056-002-018

## Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER. \*\*\*same and continues to hold the same proportionate interest.

Documentary transfer tax is \$ None proportionate interest.  
 Computed on full value of property conveyed, or  Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) RET 11911. This conveyance changes the manner in which title is held, grantors and grantees remain the same.

Unincorporated area:  City of \_\_\_\_\_ and \_\_\_\_\_  
This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
- Change of trustee holding title;
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
- Other: \_\_\_\_\_

GRANTOR(S): MARIA F. WEAVER, Trustee of the Maria F. Weaver Declaration of Trust

Dated July 18, 1990

hereby GRANT(S) to MARIA F. WEAVER, A WIDOW

the following described real property in the County of Los Angeles, State of California

As described in Exhibit "A", attached hereto and made a part hereof

Commonly known as 1621 Venice Blvd., Los Angeles, CA

Dated April 27, 1995

  
\_\_\_\_\_  
MARIA F. WEAVER, TRUSTEE

State of California

County of Los Angeles

On April 27, 1995

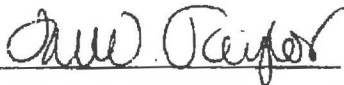
before me, Jane W. Taylor  
personally appeared MARIA F. WEAVER

Grantor - Transferor(s)

personally known to me (or 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.

WITNESS my hand and official seal.

Signature





Title Order No. \_\_\_\_\_ Escrow, Loan or Attorney File No. \_\_\_\_\_

MAIL TAX STATEMENTS TO:

Maria Weaver, 2351 Mountain Avenue, La Crescenta, CA 91214

NAME

ADDRESS

CITY, STATE, ZIP

**EXHIBIT "A"**  
**1621 VENICE BLVD., LOS ANGELES, CA**  
**5056-002-018**

ALL OF LOT 2 AND THAT PORTION OF LOT 3 IN BLOCK "AA" OF THE MILLARD AVENUE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 18 PAGE 79 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF WESTMORELAND AVENUE AT THE NORTHEAST CORNER OF SAID LOT 3 THENCE SOUTHERLY ALONG SAID AVENUE, 28.26 FEET TO THE NORTH LINE OF THE 75 FOOT STRIP OF LAND CONDEMNED FOR THE OPENING OF 16TH STREET BY THE DECREE INCASE NO. B-21969 OF THE SUPERIOR COURT OF SAID COUNTY, THENCE WESTERLY ALONG SAID NORTH LINE OF 16TH STREET 143.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY 28.33 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 3; 143.50 FEET TO THE POINT OF BEGINNING.

95 707338

# EXHIBIT B

ASSIGNED INSPECTOR: RAUL VASQUEZ

Date: December 14, 2017

JOB ADDRESS: 1621 WEST VENICE BLVD., LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5056-002-019

Last Full Title: 11/29/2017

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIA F WEAVER & JAMES A WEAVER  
13103 MIRA MAR DRIVE  
SYLMAR, CA. 91342  
CAPACITY: OWNERS
  
- 2). MARIA F WEAVER  
1621 W VENICE BLVD.  
LOS ANGELES,CA 90006  
CAPACITY: OWNER



**Property Detail Report**

For Property Located At :  
**1621 VENICE BLVD, LOS ANGELES, CA 90006-4634**

**Owner Information**

Owner Name: **WEAVER JAMES**  
 Mailing Address: **1621 VENICE BLVD, LOS ANGELES CA 90006-4634 C032**  
 Vesting Codes: **//**

**Location Information**

Legal Description: **MILLARD AVE TRACT EX OF ST LOT 3**  
 County: **LOS ANGELES, CA** APN: **5056-002-019**  
 Census Tract / Block: **2211.10 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **MILLARD AVE TR**  
 Legal Book/Page: Map Reference: **43-F4 /**  
 Legal Lot: **3** Tract #:  
 Legal Block: **AA** School District: **LOS ANGELES**  
 Market Area: **C16** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **07/07/2017 / 03/31/2017** Deed Type: **GRANT DEED**  
 Sale Price:  
 Document #: **756904** 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date: **05/01/1995 /** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: **707338** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:

Title Company:  
 Lender:  
 Seller Name: **OWNER RECORD**

**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:	<b>1950 / 1950</b>	Total Rooms/Offices	Garage Area:
Gross Area:	<b>690</b>	Total Restrooms:	Garage Capacity:
Building Area:	<b>690</b>	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

**Site Information**

Zoning:	<b>LACM</b>	Acres:	<b>0.09</b>	County Use:	<b>AUTO SVC SHOP (2600)</b>
Lot Area:	<b>4,055</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$47,690</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$1,002.95</b>
Land Value:	<b>\$25,326</b>	Improved %:	<b>47%</b>	Tax Area:	<b>210</b>
Improvement Value:	<b>\$22,364</b>	Tax Year:	<b>2017</b>	Tax Exemption:	
Total Taxable Value:	<b>\$47,690</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1621 VENICE BLVD, LOS ANGELES, CA 90006-4634****4 Comparable(s) Selected.**

Report Date: 12/12/2017

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$300,000	\$2,950,000	\$1,101,250
Bldg/Living Area	690	625	792	723
Price/Sqft	\$0.00	\$434.78	\$4,720.00	\$1,654.93
Year Built	1950	1945	1985	1962
Lot Area	4,055	2,227	18,482	10,628
Bedrooms	0	2	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$47,690	\$97,993	\$816,886	\$376,661
Distance From Subject	0.00	9.56	18.48	13.54

\* = user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>9.56 (miles)</b>			
Address:	<b>8115 GARFIELD AVE, BELL GARDENS, CA 90201-6209</b>				
Owner Name:	<b>CISNEROS AURELIO</b>				
Seller Name:	<b>NMT &amp; GCT LIVING TRUST</b>				
APN:	<b>6230-006-007</b>	Map Reference:	<b>59-F2 /</b>	Building Area:	<b>792</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5342.02</b>	Total Rooms/Offices:	
Subdivision:	<b>11124</b>	Zoning:	<b>BGCM*</b>	Total Restrooms:	
Rec Date:	<b>04/04/2017</b>	Prior Rec Date:	<b>06/02/1989</b>	Yr Built/Eff:	<b>1985 / 1985</b>
Sale Date:	<b>02/16/2017</b>	Prior Sale Date:	<b>05/1989</b>	Air Cond:	
Sale Price:	<b>\$470,000</b>	Prior Sale Price:	<b>\$200,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>368638</b>	Acres:	<b>0.17</b>		
1st Mtg Amt:	<b>\$329,000</b>	Lot Area:	<b>7,426</b>		
Total Value:	<b>\$289,061</b>	# of Stories:	<b>1.00</b>		
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>2</b>	Distance From Subject: <b>12.35 (miles)</b>			
Address:	<b>6500 ALONDRA BLVD, PARAMOUNT, CA 90723-3727</b>				
Owner Name:	<b>SALT BEACH HOLDINGS LLC</b>				
Seller Name:	<b>CURTIS FAMILY TRUST</b>				
APN:	<b>7101-012-006</b>	Map Reference:	<b>65-D3 /</b>	Building Area:	<b>786</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5538.02</b>	Total Rooms/Offices:	
Subdivision:	<b>DIVISION 116 REGION 54</b>	Zoning:	<b>PAM1YY</b>	Total Restrooms:	<b>1.00</b>
Rec Date:	<b>11/07/2017</b>	Prior Rec Date:	<b>05/29/2007</b>	Yr Built/Eff:	<b>1945 / 1947</b>
Sale Date:	<b>10/03/2017</b>	Prior Sale Date:	<b>04/20/2007</b>	Air Cond:	
Sale Price:	<b>\$685,000</b>	Prior Sale Price:	<b>\$650,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1279294</b>	Acres:	<b>0.33</b>		
1st Mtg Amt:	<b>\$582,250</b>	Lot Area:	<b>14,377</b>		
Total Value:	<b>\$816,886</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject: <b>13.77 (miles)</b>			
Address:	<b>8807 NORWALK BLVD, WHITTIER, CA 90606-3405</b>				
Owner Name:	<b>NGUYEN JOSEPH T/TRAN MY-ANH T</b>				
Seller Name:	<b>LARES EDUARDO &amp; MARIA T</b>				
APN:	<b>8178-033-062</b>	Map Reference:	<b>/</b>	Building Area:	<b>690</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5023.01</b>	Total Rooms/Offices:	
Subdivision:	<b>5741</b>	Zoning:	<b>LCM1*</b>	Total Restrooms:	
Rec Date:	<b>10/10/2017</b>	Prior Rec Date:	<b>05/13/2004</b>	Yr Built/Eff:	<b>1949 / 1949</b>
Sale Date:	<b>09/11/2017</b>	Prior Sale Date:	<b>05/07/2004</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$300,000</b>	Prior Sale Price:	<b>\$240,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1155066</b>	Acres:	<b>0.05</b>		
1st Mtg Amt:	<b>\$200,000</b>	Lot Area:	<b>2,227</b>		

Total Value:	<b>\$97,993</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	/

Comp #:	<b>4</b>	Distance From Subject:	<b>18.48 (miles)</b>
Address:	<b>642 SANFORD AVE, WILMINGTON, CA 90744-6129</b>		
Owner Name:	<b>MCFARLAND PROPERTIES LLC</b>		
Seller Name:	<b>FLYING COLORS GROUP LP</b>		
APN:	<b>7424-024-063</b>	Map Reference:	<b>74-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2947.01</b>
Subdivision:	<b>WILMINGTON</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>08/17/2017</b>	Prior Rec Date:	<b>10/24/2003</b>
Sale Date:	<b>07/28/2017</b>	Prior Sale Date:	<b>08/19/2003</b>
Sale Price:	<b>\$2,950,000</b>	Prior Sale Price:	<b>\$375,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>934693</b>	Acres:	<b>0.42</b>
1st Mtg Amt:		Lot Area:	<b>18,482</b>
Total Value:	<b>\$302,703</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	/
		Building Area:	<b>625</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1970 / 1970</b>
		Air Cond:	
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>



# Foreclosure Activity Report

For Property Located At



CoreLogic®

RealQuest Professional

**1621 VENICE BLVD, LOS ANGELES, CA 90006-4634**

The selected property does not contain active foreclosure information.

# EXHIBIT D

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

**Date: December 14, 2017**

JOB ADDRESS: **1621 WEST VENICE BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-002-019**

**CASE#: 78632**

**ORDER NO: A-3922773**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 17, 2015**

COMPLIANCE EXPECTED DATE: **November 27, 2015**

DATE COMPLIANCE OBTAINED: **April 14, 2006**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3922773

10660331201607650

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

MARIA F WEAVER AND JAMES A WEAVER  
13103 MIRA MAR DR  
SYLMAR, CA 91342

CASE #: 78632  
ORDER #: A-3922773  
EFFECTIVE DATE: November 17, 2015  
COMPLIANCE DATE: November 27, 2015

PROPERTY OWNER OF  
SITE ADDRESS: 1621 W VENICE BLVD UNIT A  
AKA 1627-31 W VENICE BL  
ASSESSORS PARCEL NO.: 5056-002-019  
ZONE: CM; Commercial Manufacturing Zone  
NAME OF BUSINESS IN VIOLATION: BONANZA TIRE SHOP

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

- 1. (V #21.) Unapproved signs, pennants, banners, ribbons, streamer, balloons, or spinners.

You are therefore ordered to: 1) Discontinue the use of the unapproved/unpermitted signs, pennants, banners, ribbons, streamer, balloons, or spinners from the site.

Code Section(s) in Violation: 91.6202.1, 91.6205.11, 91.6216.1, 91.6216.2, 91.6216.3, 91.6216.4, 91.6216.5, 91.103.1, and 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.

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.



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

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**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 then 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 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.

**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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3395. Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

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




CLAUDIO MORENO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395  
Claudio.Moreno@lacity.org

Date: November 10, 2015

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

**NOV 10 2015**

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

  
REVIEWED BY



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