

REBUTTAL WITH NEW EVIDENCE TO BOARD OF FIRE COMMISSIONS FINDINGS TO BE PRESENTED TO THE PUBLIC SAFETY COMMITTEE ON JANUARY 16, 2019

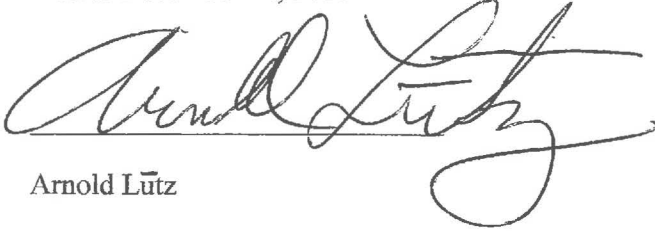
RECEIVED
CITY CLERK'S OFFICE
2018 DEC 21 PM 2:20
CITY CLERK
DEPUTY

I, Arnold Lütz, declare as follows:

1. I purchased the vacant lot at issue here at the Los Angeles County Treasurer and Tax Collector's delinquent tax auction on September 26, 2017. Deed attached.
2. The lot is on the side of a steep hill with no access. There is no way to get people and equipment to the property. That is why no road was ever put in to the property, since this is a valuable piece of land.
3. The Report and Proposed Decision on Assessment Hearing for 2017 Brush Claim is incorrect. Attached.
4. It is clearly stated by the report itself that: "This property was bought at auction and as such the bidder pays all encumbrances like brush clearance, etc." The payment the Fire Department is requesting was embedded in the bid. As previously stated, if the Treasurer and Tax Collector lowered the bid, which they did, to eliminate all back taxes, late fees, brush clearance, etc., the Fire Department's claim is with the Tax Collector, not me.
5. Furthermore, my position is the brush clearance amounts are bogus, since no before and after photos were ever presented to me, or a valid, stamped work order from the contractor that the Fire Department hired to clean the lot
6. On June 28, 2017 I was not the owner of record. My Constitutional Right of due process has been terribly violated by the Fire Department, and I have been continually harassed as the multiple attached payment notices clearing show. All brush clearance bills are now embedded in the yearly tax bills of property owners in Los Angeles County. This is nothing short of double billing.
7. On June 21, 2018 the Fire Department stated they cleared the property without any proof being presented.
8. As a land speculator in Los Angeles County I allege that the Los Angeles Fire Department has some sort of understanding going on where they hire contractor's to clear properties that are not clearable, and charge the property owners through the contractor to somehow be punitive to the property owners. An investigation by the City of Los Angeles should be commenced.
9. I never received any notices from the Fire Department on October 14, 2017, October 26, 2017 and November 8, 2017. They were most likely sent to the previous owner of record. See attached returned proofs of mailings. Simply look at the dates within the record to check. The Fire Department simply stated these dates on an unverified report. No verification that they were in fact sent to me on those dates for proper notification. Also, I never received photographs showing the condition of the property before, during and after the alleged clearing.
10. The Fire Department's report is incorrect and manipulated to win their argument at any cost. For them it's the bottom line, not the rights of the citizens they serve. They state they have given me due process, but in fact they have violated my due process rights. They have doctored the documents.

11. As stated in the Fire Department's Report: the bogus assessment stays with the lot, not me.
12. Whomever filled out the Report should be fired for fraud and deceit.

Dated: December 11, 2018

A handwritten signature in black ink, appearing to read "Arnold Lütz". The signature is written in a cursive style with a horizontal line underneath the main part of the name.

Arnold Lütz

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

JOSEPH KELLY, TREASURER AND TAX COLLECTOR
FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT lacountypropertytax.com

ASSESSOR'S ID. NO. YR SEQ CK

PROPERTY IDENTIFICATION

OWNER OF RECORD AS OF JANUARY 1, 2018
ASSESSOR'S ID. NO.: 2017 014 011 18 000
REB

MAILING ADDRESS

0002239-0002239 LTRR 123-11 GEN001 753657 STJ725R



LUTZ, ARNOLD
PO BOX 911
LYNWOOD CA 90262-0911

DETAIL OF TAXES DUE FOR 2017 014 011 18 000 50

AGENCY	RATE	PRIOR AMT	CORRECTED AMT
GENERAL TAX LEVY ALL AGENCIES		\$ 51.00	\$ 51.00
VOTED INDEBTEDNESS			
CITY-LOS ANGELES	.023107	\$ 1.18	\$ 1.18
UNIFIED SCHOOLS	.123226	6.28	6.28
COMMUNITY COLLEGE	.046213	2.35	2.36
METRO WATER DIST	.003500	.18	.17
DIRECT ASSESSMENTS			
FLOOD CONTROL **		\$ 1.63	\$ 1.63
LA STORMWATER **		1.30	1.30
COUNTY PARK DIST **		2.23	2.23
LACO VECTR CNTRL **		12.79	12.79
LACITY PARK DIST **		5.86	5.86
BRUSH REMOVAL **		3,402.00	.00

ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 2017 014 011 4 YEAR: 18 SEQUENCE: 000 0
PIN: [REDACTED]

For American Express, Mastercard and Visa payments call 1(888) 473-0835
and have available the EFT number listed above. Service fees will be charged.

SPECIAL INFORMATION

FOR THE FOLLOWING REASON:
DIRECT ASSESSMENT HAS BEEN CHANGED

PENALTY DATE ON YOUR 1ST INSTALLMENT
PAYMENT IS CHANGED TO 01-31-19

PENALTY DATE ON YOUR 2ND INSTALLMENT
PAYMENT IS CHANGED TO 04-10-19
DELINQUENT TAX INFORMATION
YOU HAVE A PRIOR DELINQUENCY.
SEE THE BACK OF THIS BILL FOR MORE INFORMATION.

Cancelled



TOTAL TAXES DUE	\$84.80
LESS PAYMENTS	\$.00
PLUS: PENALTIES PAID OR DUE	\$.00
REFUNDS ISSUED	\$.00
NET BALANCE DUE	\$84.80
FIRST INSTALLMENT TAX	\$42.41
SECOND INSTALLMENT TAX	\$42.39

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

TRACT # 4034 LOT 40

VALUATION INFORMATION

ROLL YEAR 18-19	PRIOR ASSESSED VALUE	CURRENT ASSESSED VALUE
LAND IMPROVEMENTS	5,100	5,100
TOTAL	5,100	5,100
LESS EXEMPTION:		
NET TAXABLE VALUE	5,100	5,100

ASSESSOR'S REGIONAL OFFICE

REGION #02 INDEX: TRA:00016
NORTH DISTRICT OFFICE
13800 BALBDA BLVD.
SYLMAR CA 91342
(818)833-6000

ACCT. NO.: PRINT NO.: 283
MAILED BY: 12-13-18 AUTH. NO.: 635 LC

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

DETACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK

PRIOR DELINQUENCY ADJUSTED 2018

AUD CORRECTION A/C 635 LC

LUTZ, ARNOLD
PO BOX 911
LYNWOOD CA 90262-0911

ASSESSOR'S ID. NO. YR SEQ CK PK
2017 014 011 18 000 50 2

PAYMENT DUE 04/10/19
IF NOT RECEIVED OR POSTMARKED BY 04/10/19
REMIT AMOUNT OF \$56.62
2ND INSTALLMENT DUE \$42.39

INDICATE AMOUNT PAID

MAKE PAYMENT PAYABLE TO:
Please write the ASSESSOR'S ID. NO.
on the lower left corner of your payment.

LOS ANGELES COUNTY TAX COLLECTOR
P.O. BOX 60186
LOS ANGELES, CA 90060-0186

30514

19318000020170140110000004239000000566251420410

**BOARD OF FIRE
COMMISSIONERS**

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ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

RALPH M. TERRAZAS
FIRE CHIEF

6262 VAN NUYS BOULEVARD
ROOM 451
VAN NUYS, CA 91401

(800) 994-4444
FAX: (818) 778-4911

[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

December 5, 2018

Dear Property Owner:

The Board of Fire Commissioners has concluded its portion of the 2017 Brush Clearance Appeals process and it has approved the attached copy of the report and proposed decision of the Hearing Officer. The approved report will be transmitted to the City Clerk for placement on the City Council's calendar.

A copy of the hearing officer's complete 2017 report is available for review at the Brush Clearance Unit located at 6262 Van Nuys Boulevard, Suite 451, Van Nuys, California 91401. If you have questions regarding your 2018 inspections or notices you may have received, please call the Brush Clearance Unit at (800) 994-4444 for more information.

You may submit newly discovered or additional evidence that was not presented at the time of your hearing before the Board of Fire Commissioners. All newly discovered or additional evidence must be in writing, addressed, and mailed to the Public Safety Committee, c/o City Clerk, 200 North Spring Street, Room 395, City Hall, Los Angeles, California 90012. You will be given an opportunity to present this new or additional evidence before the Public Safety Committee of the City Council for review. The Public Safety Committee will make a recommendation for final action by the City Council based on the new or additional evidence and the recommendation of the Board of Fire Commissioners. Please provide seven (7) copies for distribution.

The Public Safety Committee meeting is scheduled for **January 16, 2019 at 9:00 a.m.** The address is: 200 North Spring Street, Room 395, City Hall, Los Angeles, California 90012. Please be advised that the meeting date and time are subject to change. To verify the Committee's meeting date and time, please contact Sharon Dickenson at (213) 978-1077. If you plan on attending the Public Safety Committee meeting, please email us at lafdbush@lacity.org or call us at (800) 994-4444.

Thank you for your courtesy and patience throughout the appeal process and please remember that brush clearance is a year-round responsibility.

Very truly yours,

Delia Ibarra, President
Board of Fire Commissioners

Attachments

REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2017 BRUSH CLEARANCE

HEARING DATE: July 19, 2018 09:30 PACKAGE NO: 2017175008
COUNCIL DISTRICT: FS 106

NAME: ARNOLD LUTZ
MAILING ADDRESS: PO BOX 911
LYNWOOD CA 90262

SITUS ADDRESS: 24158 West JENSEN DR
WEST HILLS CA 91304

ASSESSOR'S ID NO: 2017014011 / INVOICE NO: BC18005942

Assessment: **\$2,754.00**

Cost of Clearance	Administrative Fee	Total Assessment
\$1,450.00	\$1,304.00	\$2,754.00

SUBSTANCE OF PROTEST

This property was bought at Auction and as such the bidder pays all encumbrances like brush clearance, etc.

Buyer buys property as is as stated in the brochures available at Auction.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on June 28, 2017. There was no record of an F-1307 Cleared-By-Owner Inspection Report on file. Therefore, a Second Notice of Noncompliance was issued on October 14, 2017. A work order was prepared and the property was posted on October 26, 2017. The property was subsequently contracted to a City Contractor and work was completed on November 8, 2017. Photographs are on file showing the condition of the property before, during and after clearance.

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment against your property has been confirmed in the amount as set forth in the notice. The Fire Department shows that due process was afforded the Appellant as all notices were sent as legally required. No mail was returned.

The record further shows that the Fire Inspector posted the property with a notice to abate a Nuisance and Fire Hazard. The Fire Inspector and City Contractor provided photographs, which depict the hazardous conditions that existed at the time of clearance.

Total assessment due is **\$2,754.00**

This page is part of your document - DO NOT DISCARD



20171138796



Pages:
0002

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

10/04/17 AT 01:12PM

FEES:	32.00
TAXES:	30.80
OTHER:	0.00
PAID:	62.80



LEADSHEET



201710042890066

00014318633



008629677

SEQ:
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

COUNTY OF LOS ANGELES
DEPARTMENT OF TREASURER
AND TAX COLLECTOR

AND WHICH RECORDED MAIL TO:

ARNOLD LUTZ
P. O. BOX 911
LYNWOOD, CA 90262



Document Transfer Tax - computed on full value of property conveyed \$ 6.05
City Transfer Tax \$ 24.75
Survey Fee \$ 10.00

Lehko Day
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for FISCAL YEAR 2007 - 2008
and for nonpayment were duly declared to be in default. DEFAULT NUMBER 2017-014-011

This deed, between the Treasurer and Tax Collector of Los Angeles County ("SELLER") and
ARNOLD LUTZ - A SINGLE MAN

("PURCHASER"), conveys to the PURCHASER the real property described herein which the SELLER sold to the
PURCHASER BY AGREEMENT on **August 5, 2017** pursuant to a statutory power of sale in accordance with the
provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$ 5,126.00
No taxing agency objected to the sale.

In accordance with the law, the SELLER hereby grants to the PURCHASER that real property situated in said county,
State of California, last assessed to, **METROPOLITAN RE LLC**

described as follows: **ASSESSOR'S PARCEL NUMBER 2017-014-011**

TRACT # 4034 LOT 40

EXECUTED ON **September 26, 2017**

A notary public or other officer completing this certificate verifies only the
identity of the individual who signed the document to which this certificate
is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of Los Angeles} ss.

JOSEPH KELLY
TREASURER AND TAX COLLECTOR
of the County of Los Angeles,
State of California

By *Joseph Kelly*
Deputy Tax Collector

On **September 26, 2017**, before me, **LECRESHA GIPSON**, Deputy County Clerk, personally appeared **KATHLEEN GLOSTER**,
Deputy Tax Collector, 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 on 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.

Location: City of LOS ANGELES

Sale No. 2017B Item No. 00010

Dean C. Logan
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles,
State of California

By *Dean C. Logan*
Deputy County Clerk



RAPID MEMO

From Arnold Lutz, P.O. Box 911, Lynwood, CA 90262

TO Hearing Officer

DATE 6/29/18

SUBJECT Objections + Evidence

Please see all attached evidence.

Objections:

1. Los Angeles City Fire department's dispute is with the L.A. County Treasurer & Tax Collector.

LACTTC should have paid your bill from the proceeds I paid for the property. The amounts were billed before the auction.

2. No before and after photos of the work was ever presented to me.

3. A copy of the contract was never presented to me.

4. No notice to clean property was ever presented to me.

5. No road to property to get equipment on to the land.

6. No structures within 200 feet.

7. At time of clearance it was not my property.

Respectfully,

Arnold Lutz

2017 BRUSH CLEARANCE APPEAL FORM

Return to: Brush Clearance Unit
6262 Van Nuys Boulevard, Suite # 451
Van Nuys, California 91401

Name: Arnold Lutz

Mailing Address: P.O. Box 911
Lynwood, CA 90262

Phone Number(s): [REDACTED]

Phone Number(s): _____

Phone Number(s): _____

Assessor I. D. Number(s): 2017014011

Arnold Lutz
Signature

3/20/18
Date

Appeal:

1. I purchased property on 9/26/17
2. Never received any notice from brush clearance.
3. These amounts should have been paid to you by the Treasurer and Tax Collector or proportionate share when I bought from them.

2017 Brush Non-compliance Fee Appeal Form

Assessor's Parcel Number: 2017-014-011

Did you own this property in 2016? Yes No

Do you still own this property? Yes No

If purchased and/or sold, what was the date of purchase/sale? September 26, 2017

Did you receive a Notice of Non-compliance? Yes No

Did you receive a Second Notice of Non-compliance? Yes No

Were the hazards on the property cleared? Yes No Don't know.

If cleared, did you clear it yourself, or hire somebody to do the work? NA

What date was the work completed? NA

What other information would you like the Hearing Officer to consider before deciding your case? (You may attach additional sheets if you wish to do so.)

1. I am a retiree with not enough money to pay the \$50.00. Please waive.
2. There is no road to this property. Code states I do not need to clear.
3. No structures within 200 feet.
4. If the City paves the road I'll pay the money.
5. See attached documents.
6. Money already paid at tax sale.

I declare under the penalty that the foregoing is true and correct.

Signature Arnold Lutz

Print Your Name Arnold Lutz

Daytime Telephone Number [REDACTED]

Email: lutzarnd1(at)gmail.com

If you are not the owner, what is your relationship to the owner? _____

Any documentation you can provide such as photos or a copy of an invoice for brush clearance work may be helpful to the Hearing Officer. Please do not submit originals, as these materials will not be returned to you. Please make sure your processing fee of \$50.00 is included.

2017B Mailing List

Date Range : 05/22/2017-08/04/2017

App Code	Tracking Status	AIN	Name	Street	City	State	Zip	Mail Date	USPS Tracking Number	Delivery Date
LAT203	Delivered, Left with Individual	2017-014-011	METROPOLITAN RE LLC	7136 HASKELL AVE STE 305	VAN NUYS	CA	91406	5/26/2017	9414810200830576567127	5/30/2017
LAT203	Arrived at Unit	2017-014-011	METROPOLITAN RE LLC	5836 COLUMBUS AVE	VAN NUYS	CA	91411	5/26/2017	9414810200830576567158	1/1/1900
LAT203	Arrived at Unit	2017-014-011	METROPOLITAN RE LLC	17024 ENADIA WAY	VAN NUYS	CA	91406	5/26/2017	9414810200883461387904	1/1/1900
LAT203	Arrived at Unit	2017-014-011	METROPOLITAN RE LLC	6734 WHITE OAK AVE	VAN NUYS	CA	91406	5/26/2017	9414810200882411772364	1/1/1900
LAT203	Delivered, Left with Individual	2017-014-011	METROPOLITAN RE LLC	C/O DAVID GADOSHIAN	ENCINO	CA	91436	5/26/2017	9414810200793408121792	5/30/2017
LAT203	Departed USPS Regional Facility	2017-014-011	METROPOLITAN MORTGAGE	ATTN: ALAN FATTAL	VAN NUYS	CA	91406	5/26/2017	9414810200882411772425	1/1/1900
LAT203	Delivered, Front Desk/Reception	2017-014-011	RESS FINANCIAL CORPORATION	C/O BRUCE R BEASLEY	NORCO	CA	92860	5/26/2017	9414810200828411885628	5/30/2017
LAT203	Delivered, Front Desk/Reception	2017-014-011	RESS FINANCIAL CORPORATION	1780 TOWN AND COUNTRY DR STE 105	NORCO	CA	92860	5/26/2017	9414810200882411772494	5/30/2017
LAT203	Forward Expired	2017-014-011	RESS FINANCIAL CORPORATION	17291 IRVINE BLVD STE 262	TUSTIN	CA	92780	5/26/2017	9414810200830576567431	1/1/1900
LAT203	Delivered, Left with Individual	2017-014-011	FATTAL,ALAN	7136 HASKELL AVE NO 305	VAN NUYS	CA	91406	5/26/2017	9414810200830576567462	5/30/2017

CERTIFIED MAIL

Los Angeles County Tax Collector
Tax Defaulted Land Section - Room 130
225 North Hill Street
Los Angeles CA 90012-3253

SALE: 2017B ITEM NO: 10 NOA
AIN: 2017 014 011

US POSTAGE AND FEES PAID

FIRST-CLASS
May 26 2017
Mailed from ZIP 92799
1 oz First-Class Mail Letter



071S0096

USPS CERTIFIED MAIL



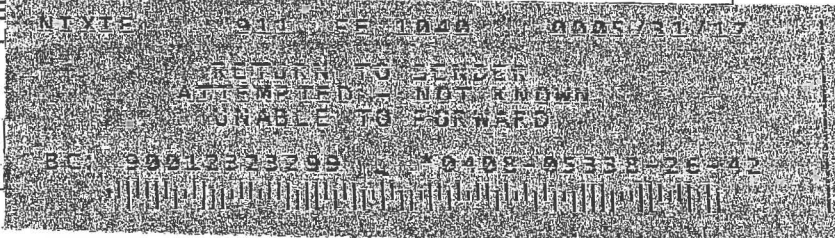
9414 8102 0088 2411 7723 64

METROPOLITAN RE LLC
6734 WHITE OAK AVE
VAN NUYS CA 91406

0000004-0000007 CERT 001 1-624137



90012>3232



CERTIFIED MAIL

Los Angeles County Tax Collector
Tax Defaulted Land Section - Room 130
225 North Hill Street
Los Angeles CA 90012-3253

SALE: 2017B ITEM NO: 10 NOA
AIN: 2017 014 011

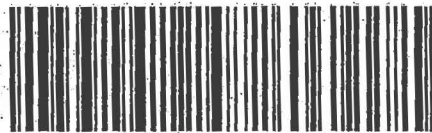
US POSTAGE AND FEES PAID

FIRST-CLASS
May 26 2017
Mailed from ZIP 92799
1 oz First-Class Mail Letter



071S00961464

USPS CERTIFIED MAIL



9414 8102 0083 0576 5674 31

RESS FINANCIAL CORPORATION
17291 IRVINE BLVD STE 262
TUSTIN CA 92780-2930

0000009-0000017 CERT 001 1-624137



FORWARDING TIME EXPIRED



for 8011

90012-3253

METROPOETANTRELLIC
17024 ENADIA WAY
VAN NUYS CA 91406-3603

9414 8102 0088 3461 3879 04



USPS CERTIFIED MAIL

SALE: 2017B ITEM NO: 10 NOA
AIN: 2017 014 011

Los Angeles County Tax Collector
Tax Defaulted Land Section - Room 130
225 North Hill Street
Los Angeles CA 90012-3253

003-0000005 CERT 001 1----- 624137

90012325350
ATTEMPTED TO DELIVER
UNABLE TO FORWARD
MAY 26 2017
90012325350
MAY 26 2017
90012325350

Does Not Live
at this address

071S00961464



endicia.com

US POSTAGE AND FEES PAID

FIRST-CLASS

May 26 2017

Mailed from ZIP 92799

1 oz First-Class Mail Letter

CERTIFIED MAIL

Los Angeles County Tax Collector
Tax Defaulted Land Section - Room 130
225 North Hill Street
Los Angeles CA 90012-3253

US POSTAGE AND FEES PAID

FIRST-CLASS

May 26 2017

Mailed from ZIP 92799

1 oz First-Class Mail Letter

USPS CERTIFIED MAIL



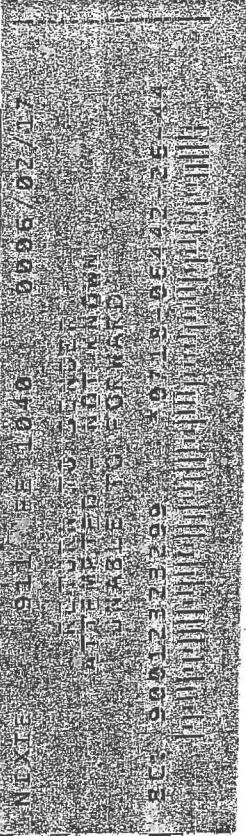
9414 8102 0088 3461 3879 04

METROPOLITAN REL
3-11416 NO SAIN NVA
5886 COLUMBUS AVE

624137

1 100

0000002-00000003 CERT 000



225321006

**BOARD OF FIRE
COMMISSIONERS**

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ANDREW GLAZIER
VICE PRESIDENT

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REBECCA NINBURG
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EXECUTIVE ASSISTANT II

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

RALPH M. TERRAZAS
FIRE CHIEF

6262 VAN NUYS BLVD. SUITE 451
VAN NUYS, CA 91401

(800) 994-4444
FAX: (818) 778-4911

[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

Billing Questions: (213) 978-3424
Email: lafd.brushacctg@lacity.org

June 21, 2018

ARNOLD LUTZ
PO BOX 911
LYNWOOD CA 90262

Assessor Parcel Number: 2017014011

Dear Property Owner:

When your property was inspected in 2017, it was found to be in noncompliance pursuant to the Los Angeles Municipal Code, Section 57.322. The Fire Department cleared your property and billed you for brush clearance cost, plus an administrative fee for processing the contract.

You have requested a Brush Clearance Assessment Hearing with the Los Angeles Fire Department to determine whether the City of Los Angeles should assess a lien against your property for uncollected brush clearance costs and fees. Please be prepared to present evidence to the hearing officer demonstrating why your property should not be assessed in the amount specified on the invoice. Brush Clearance Assessment Hearings be conducted at:

July 19, 2018 - 9:30 AM
6262 Van Nuys Boulevard, Suite 451, Van Nuys, California, 91401

Alternate hearing dates are available on July 30, 2018 and July 31, 2018. Please contact the Brush Clearance Unit at (800) 994-4444 to reschedule for the alternate dates available **(no walk-ins will be accepted).**

If you are unable to appear in person, you may submit your objections in writing to the Brush Clearance Assessment Hearing Officer by **July 11, 2018**. Please send your written objections to the Brush Clearance Unit at 6262 Van Nuys Boulevard, Suite 451, Van Nuys, California, 91401.

If you have any additional questions concerning the proposed assessment, please contact the Brush Clearance Unit at (800) 994-4444.

Thank you for your cooperation.

Sincerely

Sidney T. Chambers, Captain I
Commander, Brush Clearance Unit

**BOARD OF FIRE
COMMISSIONERS**

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VICE PRESIDENT

JIMMY H. HARA, M.D.
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EXECUTIVE ASSISTANT II

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CALIFORNIA



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MAYOR

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RALPH M. TERRAZAS
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VAN NUYS, CA 91401

(800) 994-4444
FAX: (818) 778-4911

[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

2017 Brush Clearance Property Assessment Appeal Information

Dear Property Owner:

Your Los Angeles Fire Department's Brush Clearance and Landscape Vegetation Management Program's goal is to reduce the loss of life and property resulting from wild land fires. Adequate clearance of brush and native vegetation, along with proper maintenance of landscape vegetation, are the first lines of defense against wildfire on properties located within the Very High Fire Hazard Severity Zones.

Los Angeles Municipal Code Section 57.104.12.1.3 of the Los Angeles Fire Code requires the Fire Department to notify you of your right to appeal the Assessment against your property:

- The Brush Clearance Unit conducted an inspection of your property. As a result, hazards were identified and an F-1308 Notice of Non-compliance was either mailed, posted on your property, or both. A contractor was hired by the City of Los Angeles to abate the hazard.
- The enclosed invoice indicates the cost of the abatement performed on your property.
- The City of Los Angeles proposes to assess the cost of the abatement, administrative fees, and non-compliance fees as indicated on the enclosed invoice.
- In the near future, public hearings will be held regarding the proposed assessment of properties. If you wish to request a hearing, please complete the Brush Clearance Appeal Form enclosed and return to the Brush Clearance Unit on or before **March 29, 2018**.
- The Brush Clearance Unit will notify you by mail of the hearing time, date, and location. The hearing officer may grant an alternate hearing time and/or date, which you may request by writing to the Brush Clearance Unit, 6262 Van Nuys Blvd., Suite 451, Van Nuys, California 91401.
- At the hearing, you will be given the opportunity to present evidence to show cause why your property should not be assessed the cost of the abatement or not be assessed in the amount specified on the enclosed invoice.

Online Payment Instructions

Step 1 - Go to: <http://epay.lafd.org/>

Step 2 -



City Of Los Angeles Online Payment Portal



LOS ANGELES FIRE DEPARTMENT - CUPA E-PAYMENT SYSTEM

**CLICK
HERE**

Fire Prevention - Brush Clearance Occupancy Status and E-Pay

Step 3 -

**ID # AND PIN #
HERE HERE**



Fire Prevention - Brush Clearance Occupancy Status And E-Pay

The PIN is a 7 or 8 digit number located on the top, right side of the Notice or in the middle of the Invoice.

Property ID or APN

PIN

Look Up

Register

**CLICK
HERE**

Enter both, APN and PIN (for Brush) or Property ID and PIN (for others) then click, Look Up. This will provide the status, allow for online payment

If you can not locate your Notice or Invoice, please email the Brush Unit at lafdbrush@lacity.org and a PIN will be mailed to you

Once you have successfully

Step 4 -



Fire Prevention - Brush Clearance Occupancy Status And E-Pay

The PIN is a 7 or 8 digit number located on the top, right side of the Notice or in the middle of the Invoice.

Property ID or APN

PIN

Look Up

Register

2559014027

2017

Initial Inspection Fee Program

Fire Department Use Only

Self-Inspection Affidavit Received by LAFD

Yes

No

Due on: 05/30/2017 - Today is 10/16/2017

(Denial is due to no signature or past deadline)

Approved

Denied

Revoked

Pending

If you can not locate your Notice or Invoice, please email the Brush Unit at lafdbrush@lacity.org and a PIN will be mailed to you.

Once you have successfully logged in, you can register your email address

Invoice Sent by LAFD
invoice # BF170155442
Balance \$27.00

Yes

Paid In Full

Pay Online

**CLICK
HERE**

Please DO NOT hit the "Pay On-Line" button more than once or you may make multiple payments

Brush Clearance Program

Fire Department Use Only

**BOARD OF FIRE
COMMISSIONERS**

DELIA IBARRA
PRESIDENT

ANDREW GLAZIER
VICE PRESIDENT

JIMMY H. HARA, M.D.
REBECCA NINBURG
JIMMIE WOODS-GRAY

LETICIA GOMEZ
EXECUTIVE ASSISTANT II

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

RALPH M. TERRAZAS
FIRE CHIEF

6262 VAN NUYS BLVD. SUITE 451
VAN NUYS, CA 91401

(800) 994-4444
FAX: (818) 778-4910

[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

Dear Property Owner:

In accordance with the City of Los Angeles Brush Clearance Program, your property was inspected by the Fire Department and a Notice of Non-compliance was issued with a specific Compliance Due Date. A re-inspection was conducted after the Compliance Due Date and your property was still not in compliance. Therefore, the Fire Department has assessed a Non-compliance Fee according to Los Angeles Municipal Code Section 57.104.12.1. Please refer to the enclosed invoice for inspection dates and your Compliance Due Date.

You have the right to appeal the Non-compliance Fee. The Los Angeles Municipal Code, Section 57.104.12.1 states, a "**Non-refundable**" appeal processing fee of **\$50** shall be paid by the appellant prior to the Board processing the appeal and making a determination."

To appeal the Re-inspection Non-compliance Fee:

You must submit the Brush Non-compliance Fee Appeal Form by April 6, 2018. You must submit payment of the \$50 Appeal Processing Fee with the Brush Non-compliance Fee Appeal Form. Please make checks payable to the City of Los Angeles. Reminder: The \$50 Appeal Processing Fee is Non-refundable.

Please send your Brush Non-compliance Fee Appeal Form with the payment of \$50.00 to:

**City of Los Angeles
P.O. Box 514268
Los Angeles, CA 90051-4268**

The Board of Fire Commissioners, or their appointed representative, will review the facts surrounding the case and make a determination. The Board of Fire Commissioners may modify or rescind the fee, or may impose the fee and require payment by the owner. This determination will be based on the evidence in the record of any error on the part of the Fire Department or extreme hardship on the part of the property owner. This determination by the Board of Fire Commissioners shall be final. You will be notified in writing of the Board of Fire Commissioners' decision.

Thank you for your concern for fire safety.

KRISTIN M. CROWLEY
Fire Marshal



City of Los Angeles - Brush Clearance
 200 N. Main Street, Room 1620
 Los Angeles, CA 90012-4147

18BN

INVOICE

DATE: 3/7/2018

INVOICE NO.: BN18186999

INVOICE DATE: 3/7/2018

DUE DATE: 4/6/2018



*****ALL FOR AADC 900 2
 ARNOLD LUTZ 335
 305
 LYNWOOD CA 90262-0911

Billing Questions Call: (213)978-3424
 Phone Hours: 8:00 a.m.- 4:00 p.m.

Questions regarding Brush Non-Compliance Fee
 Call: (800)994-4444
 Phone Hours: 8:00 a.m. - 11:00 a.m.

ASSESSOR'S IDENTIFICATION NO. (APN): 2017014011

LOCATION OF PROPERTY: 24158 JENSEN DR

DESCRIPTION OF CHARGES	AMOUNT
Non-compliance reinspection fee of properties not in compliance with the Los Angeles City Brush clearance Ordinance No. 170976 and L.A.M.C. Section 57.104.12.1 Inspection Dates: Initial Inspection 06/27/2017 → <i>Did not own property.</i> Compliance Due Date 07/18/2017 → <i>Did not own property.</i> Second Inspection 10/13/2017 → <i>Never noticed.</i>	\$432.00
TOTAL DUE	\$432.00

Web payment available at: <https://epay.lafd.org/ita/vms2>
 The APN and PIN information below are required to login and make payments on the website:

APN: 2017014011 PIN: [REDACTED]

1. An unpaid invoice will result in a penalty fee of \$216.00 and filing of a Special Assessment against your property with the Los Angeles County Assessor's Office, and possible legal action by the Los Angeles City Attorney's Office.
2. A \$35 Non Sufficient Fund fee will be assessed on all returned checks.

✂ -----
 Please detach at dotted line and return lower portion with your payment for each APN.

TO USE YOUR CREDIT CARD FOR THE AMOUNT DUE, PLEASE COMPLETE INFORMATION BELOW.

CHECK ONE: VISA MasterCard AMERICAN EXPRESS DISCOVER Check

Payments made via an online banking service must include APN number and invoice number.

CREDIT CARD #: [REDACTED]

EXP. DATE: [REDACTED]

CARD HOLDER'S NAME: _____

MAKE CHECKS PAYABLE TO: CITY OF LOS ANGELES
 WRITE INVOICE NUMBER ON CHECK
 THANK YOU FOR YOUR PROMPT PAYMENT

SIGNATURE: _____

Mail Payment to:

TELEPHONE NO: _____

City of Los Angeles Fire Department
 Brush Clearance
 PO Box 514268
 Los Angeles, CA 90051-4268

INVOICE DATE	INVOICE NUMBER
3/7/2018	BN18186999
AMOUNT DUE	AMOUNT ENCLOSED
\$432.00	\$
APN	INVOICE DUE DATE: 4/6/2018
2017014011	ARNOLD LUTZ



City of Los Angeles - Brush Clearance
200 N. Main Street, Room 1620
Los Angeles, CA 90012-4147

FINAL NOTIFICATION

DATE: 3/7/2018

INVOICE NO.: BN18186999

INVOICE DATE: 3/7/2018

DUE DATE: 5/18/2018

Billing Questions Call: 8:00 a.m.- 4:00 p.m.
Phone Hours: 8:00 a.m.- 4:00 p.m.

Questions regarding Brush Non-Compliance Fee
Call: (800)994-4444
Phone Hours: 8:00 a.m. - 11:00 a.m.

ARNOLD LUTZ
PO BOX 911 # 305
LYNWOOD CA 90262-0911

Double billing.

ASSESSOR'S IDENTIFICATION NO. (APN): 60086317

LOCATION OF PROPERTY: 24158 JENSEN DR

DESCRIPTION OF CHARGES	AMOUNT
Non-compliance reinspection fee of properties not in compliance with the Los Angeles City Brush clearance Ordinance No. 170976 and L.A.M.C. Section 57.104.12.1.1 Inspection Dates: Initial Inspection 06/27/2017 → <i>Did not own property.</i> Compliance Due Date 07/18/2017 → <i>Did not own property.</i> Second Inspection 10/13/2017 → <i>Never noticed.</i> Penalty	\$432.00
	\$216.00
TOTAL DUE	\$648.00

Web payment available at: <https://epay.lafd.org/ita/vms2>
The APN and PIN information below are required to login and make payments on the website:

APN: 2017014011 PIN: XXXXXXXXXX

A \$35 Non Sufficient Fund fee will be assessed on all returned checks.
If you have sent your payment, please disregard this notice.
You have been assessed a penalty fee equal to 50% of the original NonCompliance Fee. A Special Assessment against your property may be filed with the Los Angeles County Assessor's Office and possible legal action by the Los Angeles City Attorney's Office.

Please detach at dotted line and return lower portion with your payment for each APN.

TO USE YOUR CREDIT CARD FOR THE AMOUNT DUE, PLEASE COMPLETE INFORMATION BELOW.

CHECK ONE: Check

Payments made via an online banking service must include APN number and Invoice number.

CREDIT CARD #:

EXP. DATE:

CARD HOLDER'S NAME: _____

MAKE CHECKS PAYABLE TO: CITY OF LOS ANGELES
WRITE INVOICE NUMBER ON CHECK
THANK YOU FOR YOUR PROMPT PAYMENT

SIGNATURE: _____

Mail Payment to:

TELEPHONE NO: _____

INVOICE DATE	INVOICE NUMBER
5/8/2018	BN18186999
AMOUNT DUE	AMOUNT ENCLOSED
\$648.00	\$
APN	INVOICE DUE DATE: 5/18/2018
2017014011	ARNOLD LUTZ

City of Los Angeles Fire Department
Brush Clearance
PO Box 514268
Los Angeles, CA 90051-4268

INVOICE

DATE: 3/14/2018

INVOICE NO.: BC18005942

INVOICE DATE: 3/14/2018

DUE DATE: 4/13/2018

Billing Questions Call: (213)978-3424
Phone Hours: 8:00 a.m.- 4:00 p.m.

Questions regarding Brush Clearance Fee
Call: (800)994-4444
Phone Hours: 8:00 a.m. - 11:00 a.m.



City of Los Angeles - Brush Clearance
200 N. Main Street, Room 1620
Los Angeles, CA 90012-4147



*****ALL FOR AADC 900 1
ARNOLD LUTZ 184
305
LYNWOOD CA 90262-0911

ASSESSOR'S IDENTIFICATION NO. (APN): 2017014011

LOCATION OF PROPERTY: 24158 JENSEN DR

DESCRIPTION OF CHARGES	AMOUNT
Cost of clearance by a professional contractor (cleared/removed brush, weeds, and/or hazardous debris from your property)	\$1,450.00
Administrative Fee	\$1,304.00
Clearance Date 11/29/2017 → <i>Only owned property 2 months. Records not changed by county.</i>	
TOTAL DUE	\$2,754.00

Web payment available at: <https://epay.lafd.org/ita/vms2>
The APN and PIN information below are required to login and make payments on the website:
APN: 2017014011 PIN: ██████████

Unpaid invoice will result in the filing of Special Assessment against your property with the Los Angeles County Assessor's Office, and possible legal action by the Los Angeles City Attorney's Office.

A \$35 Non Sufficient Fund fee will be assessed on all returned checks.

Please detach at dotted line and return lower portion with your payment for each APN.

TO USE YOUR CREDIT CARD FOR THE AMOUNT DUE, PLEASE COMPLETE INFORMATION BELOW.

CHECK ONE: VISA MASTERCARD AMERICAN EXPRESS DISCOVER Check

Payments made via an online banking service must include APN number and invoice number.

CREDIT CARD #:

EXP. DATE:

CARD HOLDER'S NAME: _____

MAKE CHECKS PAYABLE TO: CITY OF LOS ANGELES
WRITE INVOICE NUMBER ON CHECK
THANK YOU FOR YOUR PROMPT PAYMENT

SIGNATURE: _____

Mail Payment to:

TELEPHONE NO: _____

INVOICE DATE	INVOICE NUMBER
3/14/2018	BC18005942
AMOUNT DUE	AMOUNT ENCLOSED
\$2,754.00	\$
APN	INVOICE DUE DATE: 4/13/2018
2017014011	ARNOLD LUTZ

City of Los Angeles Fire Department
Brush Clearance
PO BOX 514268
Los Angeles, CA 90051-4268



City of Los Angeles - Brush Clearance
 200 N. Main Street, Room 1620
 Los Angeles, CA 90012-4147

INVOICE

DATE: 3/14/2018

INVOICE NO.: BC18005942

INVOICE DATE: 3/14/2018

DUE DATE: 4/13/2018

Billing Questions Call: (213)978-3424
 Phone Hours: 8:00 a.m.- 4:00 p.m.

Questions regarding Brush Clearance Fee
 Call: (800)994-4444
 Phone Hours: 8:00 a.m. - 11:00 a.m.



*****ALL FOR AADC 900 1
 ARNOLD LUTZ 184
 305
 LYNWOOD CA 90262-0911

Double billing.

ASSESSOR'S IDENTIFICATION NO. (APN): 2017014011

LOCATION OF PROPERTY: 24158 JENSEN DR

DESCRIPTION OF CHARGES	AMOUNT
Cost of clearance by a professional contractor (cleared/removed brush, weeds, and/or hazardous debris from your property)	\$1,450.00
Administrative Fee	\$1,304.00
Clearance Date 11/29/2017	
TOTAL DUE	\$2,754.00

Web payment available at: <https://epay.lafd.org/ita/vms2>
 The APN and PIN information below are required to login and make payments on the website:

APN: 2017014011 PIN: [REDACTED]

Unpaid invoice will result in the filing of Special Assessment against your property with the Los Angeles County Assessor's Office, and possible legal action by the Los Angeles City Attorney's Office.

A \$35 Non Sufficient Fund fee will be assessed on all returned checks.

..... Please detach at dotted line and return lower portion with your payment for each APN.

TO USE YOUR CREDIT CARD FOR THE AMOUNT DUE, PLEASE COMPLETE INFORMATION BELOW.

CHECK ONE: Check

Payments made via an online banking service must include APN number and invoice number.

CREDIT CARD #: [REDACTED]

EXP. DATE: [REDACTED]

CARD HOLDER'S NAME: _____

MAKE CHECKS PAYABLE TO: CITY OF LOS ANGELES
 WRITE INVOICE NUMBER ON CHECK
 THANK YOU FOR YOUR PROMPT PAYMENT

SIGNATURE: _____

Mail Payment to:

TELEPHONE NO: _____

City of Los Angeles Fire Department
 Brush Clearance
 PO BOX 514268
 Los Angeles, CA 90051-4268

INVOICE DATE	INVOICE NUMBER
3/14/2018	BC18005942
AMOUNT DUE	AMOUNT ENCLOSED
\$2,754.00	\$
APN	INVOICE DUE DATE: 4/13/2018
2017014011	ARNOLD LUTZ

NOTICE OF DELINQUENCY

DATE: 4/15/2018

INVOICE NO.: BN18186999

INVOICE DATE: 3/7/2018

DUE DATE: 4/6/2018

YOUR PAYMENT IS NOW PAST DUE.

Billing Questions Call: (213)978-3424
Phone Hours: 8:00 a.m.- 4:00 p.m.

Questions regarding Brush Non-Compliance Fee
Call: (800)994-4444
Phone Hours: 8:00 a.m. - 11:00 a.m



City of Los Angeles - Brush Clearance
200 N. Main Street, Room 1620
Los Angeles, CA 90012-4147



*****ALL FOR AADC 900 1
ARNOLD LUTZ 268
305
LYNWOOD CA 90262-0911

APN: 2017014011

LOCATION OF PROPERTY: 24158 JENSEN DR

DESCRIPTION OF CHARGES	AMOUNT
Non-compliance reinspection fee of properties not in compliance with the Los Angeles City Brush clearance Ordinance No. 170976 and L.A.M.C. Section 57.104.12.1 Inspection Dates: Initial Inspection 06/27/2017 → <i>Did not own property.</i> Compliance Due Date 07/18/2017 → <i>Did not own property.</i> Second Inspection 10/13/2017 → <i>Never noticed.</i>	\$432.00
TOTAL DUE	\$432.00

Web payment available at: <https://epay.lafd.org>
The APN and PIN information below are required to login and make payments on the website:
APN: 2017014011 PIN: *[redacted]*

If payment is not received:
A \$35 Non Sufficient Fund fee will be assessed on all returned checks.
If you have sent your payment, please disregard this notice.
You will be assessed a penalty fee equal to 50% of the original NonCompliance Fee, if the total amount due is not paid within 10 days A Special Assessment against your property may be filed with the Los Angeles County Assessor's Office and possible legal action by the Los Angeles City Attorney's Office.

Please detach at dotted line and return lower portion with your payment for each APN.

TO USE YOUR CREDIT CARD FOR THE AMOUNT DUE, PLEASE COMPLETE INFORMATION BELOW.

CHECK ONE: Check

Payments made via an online banking service must include APN number and Invoice number.

CREDIT CARD #:

EXP. DATE:

CARD HOLDER'S NAME: _____

MAKE CHECKS PAYABLE TO: CITY OF LOS ANGELES
WRITE INVOICE NUMBER ON CHECK
THANK YOU FOR YOUR PROMPT PAYMENT

SIGNATURE: _____

Mail Payment to:

TELEPHONE NO: _____

City of Los Angeles Fire Department
Brush Clearance
PO Box 514268
Los Angeles, CA 90051-4268

INVOICE DATE	INVOICE NUMBER
3/7/2018	BN18186999
AMOUNT DUE	AMOUNT ENCLOSED
\$432.00	\$
APN	INVOICE DUE DATE: 4/6/2018
2017014011	ARNOLD LUTZ

