

**BOARD OF FIRE
COMMISSIONERS**

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**CITY OF LOS ANGELES
CALIFORNIA**



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

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.

*Seven copies included herein. Call or email me with any questions.
- Steven Somers
(310) 497-252*

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
Delia Ibarra, President
Board of Fire Commissioners



STEVEN SOMERS
VICE PRESIDENT

Attachments

11150 W. OLYMPIC BLVD. #700
LOS ANGELES, CA 90064
CRESTREALESTATE.COM

310.497.2524
310.994.6657
STEVEN@CRESTREALESTATE.COM

BR
CITY CLERK
DEPUTY

CITY CLERK

2019 JAN 10 AM 9:22

CITY CLERK'S OFFICE

REPORT AND PROPOSED DECISION
ON ASSESSMENT HEARING FOR
2017 BRUSH CLEARANCE

HEARING DATE: July 25, 2018 09:30 PACKAGE NO: 2017181002
COUNCIL DISTRICT: FS 23

NAME: 16974 SUNSET BLVD LLC
MAILING ADDRESS: 16321 Pacific Coast HWY C
PACIFIC PALISADES CA 90272 USA

SITUS ADDRESS: 16970 West SUNSET BLVD
PACIFIC PALISADES CA 90272

ASSESSOR'S ID NO: 4415023009 / INVOICE NO: BC18007807

Assessment: **\$43,804.00**

Cost of Clearance	Administrative Fee	Total Assessment
\$42,500.00	\$1,304.00	\$43,804.00

SUBSTANCE OF PROTEST

Property owner claims he did not receive any notices, but did not visit the lot to see the serious fire hazard nor the Red Tag Notice posted on his property on August 31, 2017, GIVING THE APPELLANT 2 1/2 MONTHS TO CLEAR . UPON SECOND INSPECTION NONCOMPLIANCE FEE AUTOMATICALLY ATTACHED.

When informed of the City Contractor clearing his property, the property owner contacted the Fire Inspector and stopped further clearance. Appellant is ONLY CHARGED what City Contractor had already completed, which was the lowest bid.

DEPARTMENT INFORMATION

The Department issued an F-1308 Notice of Noncompliance on July 24, 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 September 1, 2017.
A work order was prepared and the property was posted on September 14, 2017.
The property was subsequently contracted to a City Contractor and work was completed on November 2, 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 **\$43,804.00**



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

Statement

DATE: 12/05/2018
INVOICE NO.: BC18007807
INVOICE DATE: 03/14/2018
DUE DATE: 01/09/2019

16974 SUNSET BLVD LLC
 16321 PACIFIC COAST HWY UNIT C
 PACIFIC PALISADES CA 90272-

Question Regarding
 Brush Clearance Fee:
Call: (800)994-4444
Phone Hours: 8:00 a.m. - 11:00 a.m.
Billing Questions Call: (213)978-3424
Phone Hours: 8:00 a.m.- 4:00 p.m.

APN 4415023009

Package ID: 2017181002

DESCRIPTION OF CHARGES	AMOUNT
Cost of clearance by a professional contractor (cleared/removed brush, weeds, and/or hazardous debris from your property)	\$42,500.00
Administrative Fee	\$1,304.00
Clearance Date 11/17/2017	
TOTAL DUE	\$43,804.00

Web payment available at: <https://epay.lafd.org>
 The ID and PIN information below are required to login and make payments on the website:
 ID: 4415023009 PIN: [REDACTED]

If payment is not received by the due date:

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

Please detach at dotted line and return lower portion with your payment

✂

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

CHECK ONE DISC VER Check

Payments made via an online banking service must include invoice number

CREDIT CARD #: [REDACTED]

EXP. DATE: [REDACTED] / [REDACTED]

CARD HOLDER'S NAME: _____

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

SIGNATURE: _____

TELEPHONE NO: _____

INVOICE DATE	INVOICE NUMBER
03/14/2018	BC18007807
AMOUNT DUE	AMOUNT ENCLOSED
\$43,804.00	\$
APN	DUE DATE: 01/09/2019
4415023009-4	16974 SUNSET BLVD LLC

Mail payment to:

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

January 3rd, 2019

Invoice Number BC18007807

To the Public Safety Committee,

Below is a summary of the reasoning and merits of my appeal. I am truly appreciative of your time reviewing this issue – it is incredibly important to me as I cannot afford the over \$40,000 invoice that has been sent to me. **One key new piece of information is that I was never notified of the original appeal hearing. This is evidenced in the email attached as Exhibit C, and continues the disastrous trend of improper noticing by the Brush Clearance Unit, which is the whole reason that the city hired a brush clearance contractor for my property in the first place as the original brush clearance notices were sent to the wrong address.**

I acquired the property listed as APNs 4415023009 & 4415022007 in late 2016. The property is completely vacant, with no structures or mailbox on the site, and as part of our acquisition, we set up a permanent mailing address with the Assessor's office that is publicly available. That address is:

16321 Pacific Coast Highway, Suite C
Pacific Palisades, CA 90272

Unfortunately, the LAFD Brush Clearance notices were all sent to the vacant property, for which mail is completely undeliverable, rather than the ownership's official mailing address. The fact that mail was sent to the property address was shown on the LAFD Brush Clearance system when I checked back in November 2017, and as shown on the site posting. The Assessor's mailing address for the parcel should always be the mailing address for these situations, given that vacant parcels cannot receive mail and are infrequently visited by owners.

In late October, we had already contacted our landscape professional Leonel Gonzalez, and obtained a proposal for \$13,450 to clear the brush for the entire site knowing that this is a general city requirement that should be handled (See Exhibit A, attached). We never received a single notice or contact from LAFD, and believed we were handling this proactively and appropriately in compliance with the rules and regulations as we were already ahead of schedule in having a proposal in hand. Some neighbors raised this as a concern, so we wanted to get this done immediately regardless of any city requirement, as we take fire safety issues extremely seriously.

Leonel Gonzalez was scheduled to begin work on November 11, 2017. On November 6, 2017, we received an alarming call from one of the property neighbors informing us that a crew was already on site clearing the brush. **We had zero notice that they were entering the site, or that we had missed any deadlines, because all prior mailings were sent to the wrong address.** We were

informed to contact Paul Terris, and sent him an email on November 6, 2017, informing him of our major concerns (See Exhibit B, attached). Paul then had the city's outside contractor stop work, and Leonel Gonzalez completed all remaining work. **Through our follow up with Paul and other LAFD officials, we were informed that the city internally updated our mailing address to the proper tax address on October 26, 2017, but did not send any mailers after updating the address, and proceeded with the work even though there was a clear awareness that the proper mailing address was not in use.** Again, prior mailings would not have gone anywhere since the site is completely vacant land.

In summary, we have taken all steps to be immediately responsive and lawful in addressing the brush clearance issue, and the only reason that compliance was not completed by the date specified on mailing notices is that those notices were mailed in error to a vacant property rather than the official ownership mailing address. We are very appreciative of your time spent reviewing this information, and request that you waive the cost of clearance by a professional contractor and the administrative fee as we were not properly notified at any point in the process, and were prepared to handle this properly on our own.

If you have any questions whatsoever, please do not hesitate to contact me. Thank you.

Best,

Steven Somers
(310) 497-2524
Steven@CrestRealEstate.com

2017 BRUSH CLEARANCE APPEAL FORM

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

Name: Steven Somers (Kelly Kaine)

Mailing Address:


16321 Pacific Coast Highway, Suite C
Pacific Palisades, CA 90272

Phone Number(s): 310-614-6599

Phone Number(s): 310-994-6657

Phone Number(s): _____

Assessor I. D. Number(s): 4415-023-009 ~~≠~~ 4415-022-007


Signature

6/25/18
Date

Invoice #: BC 18007807

Exhibit A

Leonel Gonzalez Landscaping
2633 Lincoln Blvd. No 933
Santa Monica Ca 90405
(310) 626-2700
gonzalez86leo@hotmail.com

Proposal No: 1856
Proposal Date: 10-23-17

WORK PROPOSAL

16974 Sunset Blvd LLC.
16974 Sunset Blvd.
Pacific Palisades CA 90272.

Thank you for the opportunity to propose you the follow work. I offer a professional work performs with my small crew and for your protection I am cover with general business liability insurance. All work performance area listed below, please let me know if you have any questions.

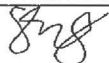
Work	Descriptions	Price
1. Lot Clearance for fire regulation.	<ul style="list-style-type: none">• Complete clearance of all weeds on entire property upper and lower lot up to previews line discuss with Steven.• Complete remove all death trees on the ground plus removed some other branches of standing trees that are dying.• Trim all palms trees and removed all branches that are on the ground.• Removed any death shrubs and leave all green shrubs as previously discuss and point with Steven.• All green waste will be hauling away to its proper disposal fees are including.• All work will be verify and approve by Steven by time finishing.	\$13,450.00
	TOTAL	\$12,850.00

My compromise is to bring professional services to each client and I will work hard to achieve client's goal. Please review the proposal and any concern you may have please contact me at your convenience to discuss. Otherwise your approval and a down payment of 50% will be requiring before project began.

Sincerely;

Leonel Gonzalez

Approve By: Steven Somers Date: 10/27/17



Leonel Gonzalez Landscape 12734 Caswell Avenue No. 4 Los Angeles California 90066 (310) 626-2700

4/22/2018

- Mail - 16948-16970 Sunset Blvd - Brush Clearance



Exhibit B

Steven Somers <steven@crestrealstate.com>

16948-16970 Sunset Blvd - Brush Clearance

Steven Somers <steven@crestrealstate.com>

Mon, Nov 6, 2017 at 12:51 PM

To: paul.terris@lacity.org, Christopher Damon <christopher@thedamongroup.com>

Hi Paul,

I am one of the owners of the property located at 16948-16970 Sunset (APNs 4415022007, 4415023009, 4415023010, 4415021004). As of last night, we were notified by a neighbor that workers were on our property clearing the site *without giving us any prior notice*. We have never received any notification that the city would hire another firm to complete this work on our behalf, as we were never sent any proper mailings on this issue. The property is fully vacant, and we have a fully available tax address (listed below) which is where any and all mail for the property would have to be sent in order to be received by property ownership.

16321 Pacific Coast Highway, Suite C
Pacific Palisades, CA 90272

Separate from any LAFD requirements but knowing that we needed to clear off the site for fire safety, we just recently reached out to several landscape firms to request proposals to complete the required site clearance. After site visits and reviewing proposals from two firms, we executed an agreement (attached) with Leonel Gonzalez Landscaping to complete the work, and they are scheduled to begin work on November 11, 2017.

After the neighbor notified us last night, and after researching further today, we have been informed that the city engaged IEC to complete the work on our behalf, even though no proper prior notice was provided. If it was, we would have informed the city that we were already making quick progress towards resolving the issue on our own. IEC apparently started work on Wednesday November 1st, and intends to charge \$66,000 for the full scope of work, and roughly \$44,000 for work completed to date, which is completely out of line with our agreement with our own landscaper. We now also have been informed that the city updated our mailing address to the proper tax address on October 26, 2017, but proceeded with the work even though there was an awareness that the proper mailing address was not in use and prior mailings would not have gone anywhere since the site is completely vacant land.

LAFD informed us today that an original "opt-out" letter was returned to the city marked as "Undeliverable" by USPS, since it was likely sent to the vacant property address. This should have been a clear and obvious indication to the city to double check the mailing address, rather than to proceed hiring an expensive firm to do work at a property owner's expense.

Additionally, IEC has now taken down several black acacia trees which had specific value to us and we already had a millworker and photographer scheduled to come to the site to utilize these trees as recycled wood in the new homes we are building. It was extremely disappointing to us to find these trees destroyed when we visited the site this morning.

Had we been properly notified by the city, we would have clarified immediately that we are resolving the issue and that the city should not engage anyone on our behalf. We want to resolve this issue swiftly, and do not believe that we are liable for any fees incurred by IEC as proper notice was not provided to us for this work. We are willing to pay an amount equal to what we had agreed to pay Leonel Gonzalez Landscaping (\$12,850) minus the amount as yet TBD for Leonel to complete the work on the rest of the property, but not any more than that amount. Leonel is visiting the site again this week to update his quote for what is remaining on site.

Please advise how we can address this issue moving forward. Thank you.

Best,

Steven Somers | Vice President



(310) 497-2524
11150 W. Olympic Blvd., Suite 700
Los Angeles, CA 90064
Steven@CrestRealEstate.com
"Trusted through our Knowledge, Hard Work & Dedication"

steven Sunset LLC proposal (1).pdf
284K



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

Statement

DATE: 12/05/2018
 INVOICE NO.: BC18007807
 INVOICE DATE: 03/14/2018
 DUE DATE: 01/09/2019

16974 SUNSET BLVD LLC
 16321 PACIFIC COAST HWY UNIT C
 PACIFIC PALISADES CA 90272

Question Regarding
 Brush Clearance Fee:
 Call: (800)994-4444
 Phone Hours: 8:00 a.m. - 11:00 a.m.
Billing Questions Call: (213)978-3424
 Phone Hours: 8:00 a.m. - 4:00 p.m.

APN 4415023009

Package ID: 2017181002

DESCRIPTION OF CHARGES	AMOUNT
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Administrative Fee	\$1,304.00
Clearance Date 11/17/2017	
TOTAL DUE	\$43,804.00

Web payment available at: <https://epay.lafd.org>
 The ID and PIN information below are required to login and make payments on the website:
 ID: 4415023009 PIN: [REDACTED]

If payment is not received by the due date:

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

Please detach at dotted line and return lower portion with your payment



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

CHECK ONE: **Check**

CREDIT CARD #: [REDACTED]

CARD HOLDER'S NAME: _____

SIGNATURE: _____

TELEPHONE NO: _____

Payments made via an online banking service must include invoice number

EXP. DATE: [REDACTED] / [REDACTED]

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

Mail payment to:

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

INVOICE DATE	INVOICE NUMBER
03/14/2018	BC18007807
AMOUNT DUE	AMOUNT ENCLOSED
\$43,804.00	\$
APN	DUE DATE: 01/09/2019
4415023009-4	16974 SUNSET BLVD LLC

1/3/2019

- Mail - APN 4415023009: Appeal Hearing 7/25 @ 10:15 am



Steven Somers <steven@crestrealestate.com>

APN 4415023009: Appeal Hearing 7/25 @ 10:15 am

Sidney Chambers <sidney.chambers@lacity.org>
To: Steven Somers <steven@crestrealestate.com>

Fri, Oct 26, 2018 at 3:54 PM

Mr.Somers the 2017 Brush Clearance Appeal hearings have concluded. If you wish to appear at the Public Safety Commission you may do so, that date has yet to be determined.

I will reconfirm with my staff Monday the status of your written Appeal you submitted.

If you have any further questions please contact me.

Thank you

Sidney Chambers, Fire Captain/Paramedic
Brush Clearance Unit
Bureau of Fire Prevention
Los Angeles Fire Department
6262 Van Nuys Blvd, Suite 451
Van Nuys, CA 91401
Office: (818)778-4922
Cell: (213) 718-9813
Fax: (818)778-4910
E-mail: Sidney.Chambers@lacity.org
Brush Website: <http://lafd.org/brush/>

On Oct 26, 2018, at 15:48, Steven Somers <steven@crestrealestate.com> wrote:

Hi Captain Chambers,

Hope you're well. Could you please let me know if there is a time we could schedule the hearing for? Thank you

Best,

Steven Somers | Vice President



c (310) 497-2524
11150 W. Olympic Blvd, Suite 700
Los Angeles, CA 90064
Steven@CrestRealEstate.com
www.CrestRealEstate.com

On Wed, Oct 17, 2018 at 6:14 PM, Steven Somers <steven@crestrealestate.com> wrote:

Is there any way we can do it next week? I am literally on an airplane on my way to New York right now, and there is no way I can fly back by tomorrow morning.

I am free any time Monday, Tuesday, Wednesday, and Friday next week, and could also do Thursday afternoon.

Best,

Steven Somers | Vice President



c (310) 497-2524
11150 W. Olympic Blvd, Suite 700
Los Angeles, CA 90064
Steven@CrestRealEstate.com
www.CrestRealEstate.com

On Wed, Oct 17, 2018 at 6:01 PM, Sidney Chambers <sidney.chambers@lacity.org> wrote:

Mr.Sommer are you available to come in Thursday 10/18 (Tomorrow) for Brush Appeal Hearing in the morning ?

Sidney Chambers, Fire Captain/Paramedic
Brush Clearance Unit
Bureau of Fire Prevention
Los Angeles Fire Department
6262 Van Nuys Blvd, Suite 451
Van Nuys, CA 91401
Office: (818)778-4922
Cell: (213) 718-9813
Fax: (818)778-4910
E-mail: Sidney.Chambers@lacity.org
Brush Website: <http://lafd.org/brush/>

On Oct 17, 2018, at 17:40, Steven Somers <steven@crestrealestate.com> wrote:

Hi Captain Chambers,

Could you please advise when someone communicated with me about the Appeals Hearing that I did not attend? Did they call me, and if so, at what phone number? Did they email me, or send a written notice?

I am not trying to be difficult here, but I legitimately have never been contacted on this. The hearing involved a \$40,000 issue for me - I absolutely would have attended and cancelled anything on my calendar had I been informed of it. There simply hasn't been a more important meeting for me in the past 4 months.

Best,

Steven Somers | Vice President



c (310) 497-2524
11150 W. Olympic Blvd, Suite 700
Los Angeles, CA 90064
Steven@CrestRealEstate.com
www.CrestRealEstate.com

On Wed, Oct 17, 2018 at 5:36 PM, Sidney Chambers <sidney.chambers@lacity.org> wrote:
Mr.Somers you submitted a written appeal and did not attend your in person Brush Appeal Hearing in July. My staff communicated with you regarding the Appeal Process before the Appeals Hearing began, from that you submitted a Written Appeal.
The 2018 Brush Appeals have concluded. If you are not satisfied with the results you receive there will be instructions for your next steps in this process.
There is no need to come to the Brush Office in person.

Thank you

Sidney Chambers, Fire Captain/Paramedic
Brush Clearance Unit
Bureau of Fire Prevention
Los Angeles Fire Department
6262 Van Nuys Blvd, Suite 451
Van Nuys, CA 91401
Office: (818)778-4922
Cell: (213) 718-9813
Fax: (818)778-4910
E-mail: Sidney.Chambers@lacity.org
Brush Website: <http://lafd.org/brush/>

On Oct 17, 2018, at 16:35, Steven Somers <steven@crestrealestate.com> wrote:

OK, what time on Monday morning? Should I call you or come to your office?

We would request the opportunity to be present at a hearing before a determination is released.

Best,

Steven Somers | Vice President



c (310) 497-2524
11150 W. Olympic Blvd, Suite 700
Los Angeles, CA 90064
Steven@CrestRealEstate.com
www.CrestRealEstate.com

On Wed, Oct 17, 2018 at 3:54 PM, Sidney Chambers <sidney.chambers@lacity.org> wrote:
Mr.Sommers unfortunately no I will not be available tomorrow. I will be available to discuss this matter Monday morning.
My unit received your written Appeal request and it is being reviewed by the Brush Appeal Hearing Officer. I expect results will be mailed within 2 weeks.
Thank you

Sidney Chambers, Fire Captain/Paramedic
Brush Clearance Unit
Bureau of Fire Prevention
Los Angeles Fire Department
6262 Van Nuys Blvd, Suite 451
Van Nuys, CA 91401
Office: (818)778-4922
Cell: (213) 718-9813
Fax: (818)778-4910
E-mail: Sidney.Chambers@lacity.org
Brush Website: <http://lafd.org/brush/>

On Oct 17, 2018, at 15:08, Steven Somers <steven@crestrealestate.com> wrote:

Thanks for the quick reply! I just tried you back with no answer, but I'm about to board a flight so tomorrow would be best. Does 10:30 am, 1 pm, or 2 pm work for you for a call?

On Wed, Oct 17, 2018 at 2:54 PM Sidney Chambers <sidney.chambers@lacity.org> wrote:
Hello Mr.Somers, I just called you cell phone with no answer, what is a good time to that you can talk
Thank you

Sidney Chambers, Fire Captain/Paramedic

Brush Clearance Unit
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Fax: (818)778-4910
E-mail: Sidney.Chambers@lacity.org
Brush Website: <http://lafd.org/brush/>

On Oct 17, 2018, at 14:10, Steven Somers <steven@crestrealestate.com> wrote:

Hi Captain Chambers,

I am the owner of the property located at 16970 Sunset Blvd, known as APN 4415023009 (as well as the adjacent parcels at APN 4415023010, 4415022007, and 4415021004). We filed the attached appeal on June 25, 2018.

Kelly Kaine from my office was at the Brush Clearance Unit today discussing this year's brush clearance, and inquired about the status of the appeal. We were informed that a hearing was set for July 25th at 10:15 am, for which we never received any notice (which was the same issue we were dealing with for the actual brush clearance).

This was an extremely concerning and shocking bit of information, as we of course need to be present at any hearing on this issue, and at the least, properly informed.

Could you please let me know when you are available for a call to discuss? Alternatively, I would be happy to come to your office to meet next week. Please let me know.

I really appreciate your time on this issue. This is a majorly important issue to me as the cost in question exceeds \$40,000 which is very significant to me.

Thank you.

Best,

Steven Somers | Vice President



c (310) 497-2524
1Steven@CrestRealEstate.com 1150 W. Olympic Blvd, Suite 700

Los Angeles, CA 90064
Steven@CrestRealEstate.com
www.CrestRealEstate.com

<Appeal Request APNs 4415023009 & 4415022007 (BC18007807).pdf>

Steven Somers | Vice President (310) 497-2524 1150 W. Olympic Blvd, Suite 700 Los Angeles, CA 90064
Steven@CrestRealEstate.com "Trusted through our Knowledge, Hard Work & Dedication"



POSTED
10/06/17

City of Los Angeles
FIRE DEPARTMENT

F-335A (Rev. 8/2017)



NOTICE TO ABATE A PUBLIC NUISANCE AND FIRE HAZARD

APN: 4415 022 007
(Map Book - Page - Parcel)

DATE OF INSPECTION: 09/14/17

TO: SUNSET BLVD LLC
16974 SUNSET BLVD PACIFIC PALISADES

LOCATION OF HAZARD: V/L NEAR 111 MARQUEZ PL

You are hereby directed to abate all of the below checked Public Nuisances on your property which have been deemed Fire Hazards due to being located within 200 feet of structures, whether those structures are on your property or adjoining properties, and within 10 feet of any combustible fences or any roadways/driveways used for vehicular travel. A reinspection will be made for full compliance.

FAILURE TO COMPLY FORTHWITH WILL RESULT IN REMOVAL AND ELIMINATION BY THE CITY, OR ITS CONTRACTORS, OF ALL THE HAZARDS CHECKED BELOW. YOU WILL BE BILLED FOR THE COST OF THE WORK PLUS AN ADMINISTRATIVE PROCESSING FEE. UPON CITY COUNCIL CONFIRMATION AND RECORDATION OF THAT ORDER, A LIEN MAY BE ATTACHED TO THE ABOVE PARCEL TO BE COLLECTED ON THE NEXT REGULAR TAX BILL IN A MANNER SET FORTH IN THE LOS ANGELES MUNICIPAL CODE (L.A.M.C. SECTION 57.322).

WRONG MAILING ADDRESS

- 1. Maintain all weeds and grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel.
- 2. Maintain the lower 1/3rd of trees and shrubs by removing all leafy foliage, twigs, and branches up to a maximum of 6 feet from the ground (i.e., any tree 18 feet or higher requires only 6 feet of clearance).
- 3. Remove all dead trees, shrubs and vegetation.
- 4. Maintain all weeds/grasses at a maximum height of 3 inches and all other vegetation located within 10 feet of any combustible fence or any roadway/driveway used for vehicular travel.
- 5. Maintain 5 feet of vertical clearance between roof surfaces and portions of overhanging trees and shrubs (i.e., any overhanging foliage must be at least 5 feet above the roof).
- 6. Remove any portion of a tree or shrub within 10-foot radius of a chimney outlet.
- 7. Maintain the roofs of all structures free of leaves, needles, twigs and other combustible matter.
- 8. Remove all dead/dry undergrowth and material within trees and shrubs. See comment section for further guidance to determine if your landscape vegetation requires additional clearance. Comments will indicate additional items required.
- 9. Once brush clearance is conducted, remove and safely dispose of all cut or bagged vegetation, all dead trees, and all debris (includes combustible rubbish and trash). In lieu of disposal, cut vegetation may be machine processed, chipped, and spread on site.
- 10. Other: _____

To view the status of your parcel: vms3.lafd.org
To view brush clearance info visit: lafd.org/brush
To verify your property lines visit: zimas.lacity.org

By order of the Los Angeles City Fire Department Fire Chief

Contact Info:

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