

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

October 1, 2019

Council District: # 11

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

JOB ADDRESS: **428 NORTH CARMELINA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4405-003-018**
Re: Invoice #736444-0, #742712-9

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: **428 North Carmelina Avenue, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order October 6, 2017 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 660.00
Late Charge/Collection Fee (250%)	2,490.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge late Fee	50.40
Accumulated Interest (1%/month)	79.00
Title Report Fee	38.00
Grand Total	\$ 3,673.56

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 **\$3,673.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,673.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15395
Dated as of: 05/30/2018

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 4405-003-018

Property Address: 428 N CARMELINA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : JOSEPH F COYNE JR; MELINDA W COYNE

Grantor : JOSEPH F COYNE JR

Deed Date : 05/08/2012

Recorded : 05/11/2012

Instr No. : 12-0708916

MAILING ADDRESS: JOSEPH F COYNE JR; MELINDA W COYNE
428 N CARMELINA AVE LOS ANGELES CA 90049

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Tract No: 6466 Abbreviated Description: LOT:19 TR#:6466 TRACT NO 6466 LOT COM AT MOST N COR OF LOT 19 TH SE ON NE LINE OF SD LOT 29.64 FT TH S 38 51'10" W 44.52 FT TH S 56 17'40" E

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 04/18/2014

Document #: 14-0396865

Loan Amount: \$5,000,000

Lender Name: BANC OF CALIFORNIA NATIONAL ASSOCIATION

Borrowers Name: JOSEPH F COYNE JR; MELINDA W COYNE

MAILING ADDRESS: BANC OF CALIFORNIA NATIONAL ASSOCIATION
10100 SANTA MONICA BLVD STE 2500 LOS ANGELES, CA 90067

This page is part of your document - DO NOT DISCARD



20120708916



Pages:
0002

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

05/11/12 AT 08:00AM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00



LEADSHEET



201205110170017

00005795823



003986706

SEQ:
11

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T33

205

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Joseph F. Coyne, Jr.
Melinda W. Coyne
555 S. Barrington Avenue #419
Los Angeles, CA 90049



THIS SPACE FOR RECORDER'S USE ONLY:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ⁰
DOCUMENTARY TRANSFER TAX is \$NONE
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Los Angeles AND

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

Joseph F. Coyne, Jr., a married man, as his sole and separate property

hereby GRANT(s) to:

Joseph F. Coyne, Jr. and Melinda W. Coyne, husband and wife as joint tenants

THIS DOCUMENT IS FILED FOR
RECORD BY CHICAGO TITLE
INS. CO. AS AN ACCOMMODATION
ONLY. IT HAS NOT BEEN EXAMINED
AS TO ITS EXECUTION OR AS TO ITS
EFFECT UPON THE TITLE.

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 19 of Tract No. 6466 as per Map recorded in Book 70, Page 37 of Maps, in the Office of the County Recorder of Los Angeles County, California.

Also Known as: 428 North Carmelina Avenue, Los Angeles, CA 90049

AP#: 4405-003-018

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

DATED May 8, 2012

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 5/9/12

before me,

H. K. Hanks

A Notary Public in and for said State personally appeared

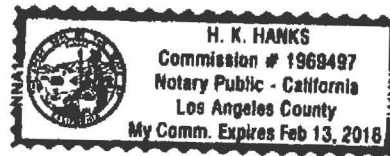
Joseph F. Coyne, Jr.

Joseph F. Coyne, Jr.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), (or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

EXHIBIT B

ASSIGNED INSPECTOR: **BRENDAN LOONEY**
JOB ADDRESS: **428 NORTH CARMELINA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4405-003-018**

Date: **October 1, 2019**

Last Full Title: **05/30/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSEPH F. COYNE JR
 MELINDA W. COYNE
 428 N CARMELINA AVE
 LOS ANGELES, CA 90049
CAPACITY: OWNERS

- 2). JOSEPH F. COYNE JR
 MELINDA W. COYNE
 333 S. HOPE ST #4300
 LOS ANGELES, CA 90071
CAPACITY: OWNERS

- 3). JOSEPH F. COYNE JR
 MELINDA W. COYNE
 3833 MALIBU VISTA DR
 MALIBU, CA 90265
CAPACITY: OWNERS

- 4). BANC OF CALIFORNIA NATIONAL ASSOCIATION
 10100 SANTA MONICA BLVD STE 2500
 LOS ANGELES, CA 90067
CAPACITY: INTERESTED PARTY

Property Detail Report

EXHIBIT C

For Property Located At :
428 N CARMELINA AVE, LOS ANGELES, CA 90049-2704



Owner Information

Owner Name: **COYNE JOSEPH F JR & MELINDA W**
 Mailing Address: **428 N CARMELINA AVE, LOS ANGELES CA 90049-2704 C004**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT NO 6466 LOT COM AT MOST N COR OF LOT 19 TH SE ON NE LINE OF SD LOT 29.64 FT TH S 3851'10" W 44.52 FT TH S 5617'40" E TO SE LINE OF SD LOT TH SW AND FOLLOWING BDRY LINE OF SD LOT TO BEG PART OF LOT 19**

County: **LOS ANGELES, CA** APN: **4405-003-018**
 Census Tract / Block: **2623.03 / 2** Alternate APN:
 Township-Range-Sect: **70-37** Subdivision: **6466**
 Legal Book/Page: **19** Map Reference: **41-A2 /**
 Legal Lot: **19** Tract #: **6466**
 Legal Block: **C06** School District: **LOS ANGELES**
 Market Area: **C06** School District Name:
 Neighbor Code: **C06** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **05/11/2012 / 05/08/2012** Deed Type: **GRANT DEED**
 Sale Price:
 Document #: **708916** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **05/04/2012 / 03/21/2012** 1st Mtg Amount/Type: **\$3,220,000 / CONV**
 Sale Price: **\$4,600,000** 1st Mtg Int. Rate/Type: **3.62 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **666515**
 Document #: **666513** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **EQUITY TITLE CO.** Price Per SqFt: **\$1,022.68**
 New Construction: **UNION BK** Multi/Split Sale:
 Title Company: **DENOFF SAMUEL & S S TRUST**

Prior Sale Information

Prior Rec/Sale Date: **06/30/1975 /** Prior Lender:
 Prior Sale Price: **\$270,000** Prior 1st Mtg Amt/Type: **\$140,000 / CONV**
 Prior Doc Number:
 Prior Deed Type: **DEED (REG)** Prior 1st Mtg Rate/Type: **/**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	4,498	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	10	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	6	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	4 /	Basement Type:		Air Cond:	
Year Built / Eff:	1934 / 1940	Roof Type:		Style:	SPANISH
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;ADDITION;BARN;SHED**

Site Information

Zoning:	LARE20	Acres:	0.54	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	23,675	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$4,978,400	Assessed Year:	2017	Property Tax:	\$60,013.60
Land Value:	\$4,329,045	Improved %:	13%	Tax Area:	67
Improvement Value:	\$649,355	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$4,978,400				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

428 N CARMELINA AVE, LOS ANGELES, CA 90049-2704**4 Comparable(s) Selected.**

Report Date: 06/12/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$4,600,000	\$4,525,000	\$7,702,500	\$5,975,625
Bldg/Living Area	4,498	4,303	4,981	4,600
Price/Sqft	\$1,022.68	\$1,050.80	\$1,546.38	\$1,287.08
Year Built	1934	1930	2014	1963
Lot Area	23,675	7,000	26,525	17,110
Bedrooms	6	4	7	5
Bathrooms/Restrooms	4	3	6	5
Stories	2.00	1.00	2.00	1.25
Total Value	\$4,978,400	\$464,553	\$5,783,534	\$3,773,170
Distance From Subject	0.00	0.14	0.46	0.35

* = user supplied for search only

Comp #:1

Distance From Subject: 0.14 (miles)

Address:	428 HOMEWOOD RD, LOS ANGELES, CA 90049-2729				
Owner Name:	BANAFSHEH HOUMAN S & GHAZAL				
Seller Name:	SMOOKE STEPHEN & MARILYN				
APN:	4403-004-015	Map Reference:	41-A1 /	Living Area:	4,981
County:	LOS ANGELES, CA	Census Tract:	2623.03	Total Rooms:	9
Subdivision:	11275	Zoning:	LARE15	Bedrooms:	5
Rec Date:	12/29/2017	Prior Rec Date:	07/23/2009	Bath(F/H):	6 /
Sale Date:	12/19/2017	Prior Sale Date:	07/09/2009	Yr Built/Eff:	1950 / 1975
Sale Price:	\$7,702,500	Prior Sale Price:	\$5,200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1516193	Acres:	0.53	Fireplace:	Y / 1
1st Mtg Amt:	\$5,776,875	Lot Area:	23,221	Pool:	POOL
Total Value:	\$5,783,534	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 5	Parking:	PARKING AVAIL

Comp #:2

Distance From Subject: 0.33 (miles)

Address:	173 N ANITA AVE, LOS ANGELES, CA 90049-2719				
Owner Name:	YEZHKEF FAMILY TRUST				
Seller Name:	173 FINFER TRUST				
APN:	4405-009-013	Map Reference:	41-B2 /	Living Area:	4,668
County:	LOS ANGELES, CA	Census Tract:	2623.03	Total Rooms:	10
Subdivision:	6466	Zoning:	LARE20	Bedrooms:	4
Rec Date:	02/28/2018	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	02/07/2018	Prior Sale Date:		Yr Built/Eff:	1930 / 1933
Sale Price:	\$7,000,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	196036	Acres:	0.61	Fireplace:	Y / 2
1st Mtg Amt:	\$4,000,000	Lot Area:	26,525	Pool:	POOL
Total Value:	\$464,553	# of Stories:	2.00	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/ 3	Parking:	PARKING AVAIL

Comp #:3

Distance From Subject: 0.45 (miles)

Address:	693 ELKINS RD, LOS ANGELES, CA 90049-1903				
Owner Name:	MCLAREN DAMON S & BROOKE				
Seller Name:	BEG INVESTMENTS LLC				
APN:	4426-033-012	Map Reference:	41-A1 /	Living Area:	4,303
County:	LOS ANGELES, CA	Census Tract:	2623.03	Total Rooms:	8
Subdivision:	18573	Zoning:	LARE40	Bedrooms:	7
Rec Date:	09/27/2017	Prior Rec Date:	04/17/2013	Bath(F/H):	5 /
Sale Date:	09/01/2017	Prior Sale Date:	02/26/2013	Yr Built/Eff:	1959 / 1965
Sale Price:	\$4,525,000	Prior Sale Price:	\$3,651,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	COLONIAL
Document #:	1106671	Acres:	0.27	Fireplace:	Y / 1
1st Mtg Amt:	\$2,941,250	Lot Area:	11,693	Pool:	POOL
Total Value:	\$4,013,731	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	4	Address: 237 N BOWLING GREEN WAY, LOS ANGELES, CA 90049-2815		Distance From Subject:	0.46 (miles)
Owner Name:	RECK JOHN M & CAYLI C				
Seller Name:	GOODMAN DAWN & JAE TRUST				
APN:	4402-024-005	Map Reference:	41-B2 /	Living Area:	4,449
County:	LOS ANGELES, CA	Census Tract:	2623.02	Total Rooms:	6
Subdivision:	7082	Zoning:	LAR1	Bedrooms:	5
Rec Date:	05/03/2018	Prior Rec Date:	03/27/2015	Bath(F/H):	6 /
Sale Date:	04/13/2018	Prior Sale Date:	03/13/2015	Yr Built/Eff:	2014 / 2014
Sale Price:	\$4,675,000	Prior Sale Price:	\$4,665,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	432304	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:	\$4,683,880	Lot Area:	7,000	Pool:	POOL
Total Value:	\$4,830,862	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	12	Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **BRENDAN LOONEY**

Date: **October 1, 2019**

JOB ADDRESS: **428 NORTH CARMELINA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4405-003-018**

CASE#: **786782**

ORDER NO: **A-4513579**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 6, 2017**

COMPLIANCE EXPECTED DATE: **November 5, 2017**

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4513579

1050319201852936

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

COYNE, JOSEPH F JR AND MELINDA W
333 S HOPE STREET #4300
LOS ANGELES, CA 90071

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

DEC 28 2017

CASE #: 786782

ORDER #: A-4513579

EFFECTIVE DATE: October 06, 2017
COMPLIANCE DATE: November 05, 2017

OWNER OF
SITE ADDRESS: 428 N CARMELINA AVE

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

ASSESSORS PARCEL NO.: 4405-003-018
ZONE: RE20; Min. Lot 20,000 Sq. Ft.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. The pool enclosure is not constructed to code.

You are therefore ordered to: Construct the pool enclosure so that it has 1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching device placed no lower than 60 inches above the ground, 2) A top barrier that is no less than 60" tall and 3) No area that can be comprised by a young child to gain access.

Code Section(s) in Violation: 91.3109.3, 91.6109, 91.103.1, 12.21A.1(a) of the L.A.M.C.

2. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

3. A permit is required for the demolition of the attached garage.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

4. Maintenance and repair of existing building.

You are therefore ordered to: Maintain exterior wall surfaces weather tight, in good repair and in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.12, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Removal of the attached garage has compromised the exterior envelope of the single family dwelling, making it vulnerable to the elements.

5. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A.4.(m) of the L.A.M.C.

Comments: Attached garage has been removed without the required permits and approvals.

6. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: rear yard

7. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear and side yards.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

1
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5
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1
3
2
0
1
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2
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0
0

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

If you have any questions or require any additional information please feel free to contact me at (213)978-4499.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *Brendan Looney* Date: September 22, 2017

BRENDAN LOONEY
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(213)978-4499
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PC
REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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