

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 3, 2020

Council District: # 15

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

JOB ADDRESS: 1617 NORTH LAGOON AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7421-012-025
Re: Invoice #733898-6

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: 1617 North Lagoon 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.

Pursuant to Section 98.0421, the property owner was issued an order on September 11, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	<u>38.00</u>
Grand Total	\$ <u>928.40</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of \$928.40 be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of \$928.40 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


Ana Mae Yutan
Chief, Resource Management Bureau

ATTEST: HOLLY L. 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. T16240
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7421-012-025

Property Address: 1617 N LAGOON AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ANTONIO RODRIGUEZ; CLAUDIA RODRIGUEZ

Grantor : JOHN MEDINA; JAMIE MEDINA; JULIO & HELEN SALDANA 2002 TRUST; JAIME MEDINA

Deed Date : 02/06/2014

Recorded : 03/04/2014

Instr No. : 14-0220783

MAILING ADDRESS: ANTONIO RODRIGUEZ; CLAUDIA RODRIGUEZ
1617 LAGOON AVE WILMINGTON CA 90744

SCHEDULE B

LEGAL DESCRIPTION

Lot: 25 Block: E Tract No: 3609 Abbreviated Description: LOT:25 BLK:E TR#:3609 TRACT # 3609
LOT 25 BLK E

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20140220783



Pages:
0003

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

03/04/14 AT 08:00AM

FEES:	25.00
TAXES:	1,764.00
OTHER:	0.00
PAID:	1,789.00



LEADSHEET



201403040290016

00008920973



006063679

SEQ:
03

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T02

WFG
5504205

03/04/2014



2

RECORDING REQUESTED BY:
Premier Services, Escrow Division
Order No. 5504205-LA4
Escrow No. 11485-LC
Parcel No. 7421-012-025

AND WHEN RECORDED MAIL TO:

ANTONIO RODRIGUEZ
1617 LAGOON AVENUE
WILMINGTON, CA 90744

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$346.50 and CITY \$ 1417 50

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Wilmington, and

(80) (44)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
John Medina, Jamie Medina, also Known as Jaime Medina and Robert Medina all as Co- Trustees of the Julio and Helen Saldana 2002 Trust, Dated September 20, 2002

hereby GRANT(S) to **Antonio Rodriguez and Claudia Rodriguez, Husband and Wife as Community Property**

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Date February 6, 2014

John Medina, Jamie Medina, and Robert Medina all as Co- Trustees of the Julio and Helen Saldana 2002 Trust, Dated September 20, 2002

John Medina
By: John Medina, Co-Trustee

Jaime Medina
By: Jaime Medina, Co-Trustee

Robert Medina
By: Robert Medina, Co-Trustee

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On 02/06/14, before me, Nancy Doan, Notary Public personally appeared **John Medina, Jaime Medina, and Robert Medina** 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 Nancy Doan (Seal)



Mail Tax Statement to SAME AS ABOVE or Address Noted Below

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Exhibit A
Legal Description

All that certain real property in the County of Los Angeles, State of California, described as follows:

LOT 25 IN BLOCK E, OF TRACT NO. 3609, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGE 71 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OF HIS RIGHT, TITLE AND INTEREST IN AND TO THE OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT TO USE SURFACE OF LAND, REMOVE, DRILL OR PROSPECT FOR SAME, AS RESERVED IN DEED RECORDED OCTOBER 4, 1979 AS INSTRUMENT NO. 79-1112096 OF OFFICIAL RECORDS..

EXHIBIT B

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**

Date: **January 3, 2020**

JOB ADDRESS: **1617 NORTH LAGOON AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **7421-012-025**

Last Full Title: **08/12/2019**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) MERCEDES YOLANDA RUIZ
1114 OBAN DRIVE
LOS ANGELES, CA 90065
CAPACITY: OWNER

- 2) OCWEN LOAN SERVICING, LLC
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

1617 LAGOON AVE, WILMINGTON, CA 90744-1339



RealQuest

Owner Information

Owner Name: RODRIGUEZ ANTONIO/RODRIGUEZ CLAUDIA
 Mailing Address: 1617 LAGOON AVE, WILMINGTON CA 90744-1339 C019
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 3609 LOT 25	APN:	7421-012-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2942.00 / 2	Subdivision:	3609
Township-Range-Sect:		Map Reference:	74-B2 /
Legal Book/Page:	38-71	Tract #:	3609
Legal Lot:	25	School District:	LOS ANGELES
Legal Block:	E	School District Name:	LOS ANGELES
Market Area:	195	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	03/04/2014 / 02/06/2014	1st Mtg Amount/Type:	\$309,269 / FHA
Sale Price:	\$315,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	220784
Document #:	220783	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$305.53
New Construction:		Multi/Split Sale:	
Title Company:	WFG		
Lender:	PLATINUM HM MTG CORP		
Seller Name:	SALDANA J & H 2002 TRUST		

Prior Sale Information

Prior Rec/Sale Date:	10/16/1989 / 10/1989	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1663451	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	QUIT CLAIM DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,031	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1939	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE Building Permit

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,549	Lot Width/Depth:	50 x 111	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$339,368	Assessed Year:	2018	Property Tax:	\$4,179.59
Land Value:	\$242,514	Improved %:	29%	Tax Area:	400
Improvement Value:	\$96,854	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$332,368				

Comparable Sales Report

For Property Located At



RealQuest

1617 LAGOON AVE, WILMINGTON, CA 90744-1339
6 Comparable(s) Selected.

Report Date: 01/28/2020

Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$315,000	\$280,000	\$491,000	\$419,167
Bldg/Living Area	1,031	936	1,184	1,100
Price/Sqft	\$305.53	\$299.15	\$440.36	\$378.57
Year Built	1938	1923	1955	1944
Lot Area	5,549	5,151	8,201	5,869
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$346,155	\$58,624	\$485,000	\$358,164
Distance From Subject	0.00	0.04	0.12	0.08

*= user supplied for search only

Comp #:1

Distance From Subject:0.04 (miles)

Address: **1632 RAVENNA AVE, WILMINGTON, CA 90744-1325**Owner Name: **MAYA JOCELYN/MAYA OSCAR & MARIA**Seller Name: **NICKELL B K & P TRUST**APN: **7421-012-008**Map Reference: **74-B2 /**Living Area: **1,184**County: **LOS ANGELES, CA**Census Tract: **2942.00**Total Rooms: **6**Subdivision: **3609**Zoning: **LAR1**Bedrooms: **3**Rec Date: **08/02/2018**Prior Rec Date: **03/17/1994**Bath(F/H): **1 /**Sale Date: **07/18/2018**

Prior Sale Date:

Yr Built/Eff: **1929 / 1937**Sale Price: **\$485,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style: **CONVENTIONAL**Document #: **778041**Acres: **0.13**Fireplace: **/**1st Mtg Amt: **\$476,215**Lot Area: **5,549**

Pool:

Total Value: **\$485,000**# of Stories: **1**Roof Mat: **COMPOSITION
SHINGLE**

Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL
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Comp #:	2				Distance From Subject:	0.05 (miles)
Address:	1636 LAGOON AVE, WILMINGTON, CA 90744-1340					
Owner Name:	GONZALES MICHAEL					
Seller Name:	GARCIA RICKY					
APN:	7421-011-007	Map Reference:	74-B2 /	Living Area:	1,148	
County:	LOS ANGELES, CA	Census Tract:	2942.00	Total Rooms:	5	
Subdivision:	3609	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	07/08/2016	Prior Rec Date:	07/10/2008	Bath(F/H):	1 /	
Sale Date:	05/17/2016	Prior Sale Date:	06/09/2008	Yr Built/Eff:	1948 / 1948	
Sale Price:	\$401,000	Prior Sale Price:	\$308,000	Air Cond:	CENTRAL	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	796917	Acres:	0.13	Fireplace:	/	
1st Mtg Amt:	\$360,900	Lot Area:	5,550	Pool:		
Total Value:	\$417,199	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL	

Comp #:	3				Distance From Subject:	0.06 (miles)
Address:	1633 ISLAND AVE, WILMINGTON, CA 90744-1335					
Owner Name:	MARTINEZ KENNETH P/DEL CASTILLO MELISSA L					
Seller Name:	DIMMICK FAMILY TRUST					
APN:	7421-011-022	Map Reference:	74-B2 /	Living Area:	936	
County:	LOS ANGELES, CA	Census Tract:	2942.00	Total Rooms:	4	
Subdivision:	3609	Zoning:	LAR1	Bedrooms:	2	
Rec Date:	05/18/2016	Prior Rec Date:	11/05/1987	Bath(F/H):	1 /	
Sale Date:	12/18/2015	Prior Sale Date:	10/1987	Yr Built/Eff:	1923 / 1925	
Sale Price:	\$280,000	Prior Sale Price:	\$130,000	Air Cond:		
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL	
Document #:	566077	Acres:	0.13	Fireplace:	/	
1st Mtg Amt:	\$274,928	Lot Area:	5,537	Pool:	POOL	
Total Value:	\$297,136	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL	

Comp #:	4				Distance From Subject:	0.09 (miles)
Address:	323 W Q ST, WILMINGTON, CA 90744-1350					
Owner Name:	GONZALES JORDAN D/GONZALES JEANNETTE					
Seller Name:	TREADAWAY FAMILY TRUST					
APN:	7421-010-005	Map Reference:	74-B2 /	Living Area:	1,104	
County:	LOS ANGELES, CA	Census Tract:	2942.00	Total Rooms:	5	
Subdivision:	17463	Zoning:	LAR1	Bedrooms:	3	
Rec Date:	04/20/2016	Prior Rec Date:		Bath(F/H):	1 /	
Sale Date:	03/17/2016	Prior Sale Date:		Yr Built/Eff:	1955 / 1956	
Sale Price:	\$385,000	Prior Sale Price:		Air Cond:		
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL	
Document #:	444328	Acres:	0.12	Fireplace:	Y / 1	
1st Mtg Amt:	\$365,750	Lot Area:	5,151	Pool:		
Total Value:	\$408,563	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL	

Comp #:	5			Distance From Subject:	0.12 (miles)
Address:	1623 N FRIES AVE, WILMINGTON, CA 90744-1331				
Owner Name:	KEITH MARGARET M LIVING TRUST				
Seller Name:	KEITH MARGARET M L/TR				
APN:	7421-010-027	Map Reference:	74-C2 /	Living Area:	1,115
County:	LOS ANGELES, CA	Census Tract:	2942.00	Total Rooms:	5
Subdivision:	17463	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/27/2019	Prior Rec Date:	11/29/1990	Bath(F/H):	1 /
Sale Date:	11/13/2019	Prior Sale Date:		Yr Built/Eff:	1955 / 1955
Sale Price:	\$491,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1313853	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$466,355	Lot Area:	8,201	Pool:	
Total Value:	\$58,624	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:	6			Distance From Subject:	0.12 (miles)
Address:	312 W Q ST, WILMINGTON, CA 90744-1351				
Owner Name:	BRICE AARON A/BRICE ANGELICA M				
Seller Name:	VACA CECILIA				
APN:	7421-019-020	Map Reference:	74-B2 /	Living Area:	1,115
County:	LOS ANGELES, CA	Census Tract:	2942.00	Total Rooms:	5
Subdivision:	17463	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/06/2018	Prior Rec Date:	06/07/2004	Bath(F/H):	1 /
Sale Date:	03/02/2018	Prior Sale Date:	04/09/2004	Yr Built/Eff:	1955 / 1955
Sale Price:	\$473,000	Prior Sale Price:	\$360,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	334878	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$464,432	Lot Area:	5,227	Pool:	
Total Value:	\$482,460	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **1617 NORTH LAGOON AVENUE, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **7421-012-025**

Date: **January 3, 2020**

CASE NO.: **784224**
ORDER NO.: **A-4488095**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 08, 2018**
COMPLIANCE EXPECTED DATE: **March 18, 2018**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A- 4488095

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

RODRIGUEZ, ANTONIO AND CLAUDIA
1617 LAGOON AVE
WILMINGTON, CA 90744

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

CASE #: 784224
ORDER #: A-4488095
EFFECTIVE DATE: September 11, 2017
COMPLIANCE DATE: October 11, 2017

AUG 31 2017

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

OWNER OF
SITE ADDRESS: 1617 N LAGOON AVE

ASSESSORS PARCEL NO.: 7421-012-025

ZONE: R1; One-Family Zone

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. Open storage of vehicle parts in a residential zone.

You are therefore ordered to: Discontinue the open storage of vehicle parts in a residential zone.

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

2. Open storage of inoperable vehicles in front yard.

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.

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

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.

PENALTY WARNING:

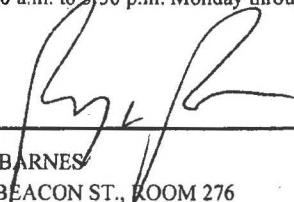
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

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 error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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

Inspector :


RYAN BARNES
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731

Date: August 28, 2017

Ryan.Barnes@lacity.org


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.



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