

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

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: # 8

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

JOB ADDRESS: 1717 WEST 81ST STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6034-008-019
Re: Invoice #716511-5

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: 1717 West 81ST Street, Los Angeles, CA, (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 March 23, 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>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
Grand Total	\$ 1,284.56

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 **\$1,284.56** 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 **\$1,284.56** 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


Ana Mae Yutan
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T16235
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6034-008-019

Property Address: 1717 W 81ST ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: CORPORATION JOINT TENANCY GRANT DEED

Grantee : HENRY FINISTER AND LOUISE J. FINISTER

Grantor : LIBERTY SAVINGS AND LOAN ASSOCIATION

Deed Date : 11/17/1966

Recorded : 11/30/1966

Instr No. : 1966- 1347

MAILING ADDRESS: HENRY FINISTER AND LOUISE J. FINISTER
1717 W 81ST ST LOS ANGELES CA 90047

SCHEDULE B

LEGAL DESCRIPTION

Lot: 187 Tract No: 4511 Abbreviated Description: LOT:187 TR#:4511 TRACT NO 4511 LOT 187

MORTGAGES/LIENS

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

RECORDING REQUESTED BY
Recorded at the request of
CHARTER TITLE COMPANY

1347

AND WHEN RECORDED MAIL TO

Name: **Mr. and Mrs. Harry Finister**
Street Address: **1717 West 81st Street**
City & State: **Los Angeles, California**

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.

2 Min. 8 A.M. NOV 30 1966
Past
RAY E. LEE, County Recorder

FEE
\$2
A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name: **SAME AS MENTIONED ABOVE**

Street Address:
City & State:

AFFIX I.R.S. § 20.35 IN THIS SPACE



Corporation Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

LIBERTY SAVINGS AND LOAN ASSOCIATION, a corporation

a corporation organized under the laws of the state of **California**

hereby GRANTS to

HENRY FINISTER and LOUISE J. FINISTER, husband and wife

AS JOINT TENANTS,

the following described real property in the

County of **Los Angeles**, State of California:

Lot 187, Tract No. 4511, in the City of Los Angeles, as per map recorded in Book 49 Pages 4-7 of Maps in the office of the County recorder of said County.

Subject to:

1. Second installment of General and Special County and City taxes for the fiscal year 1966-67.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its _____ President and _____ Assistant Secretary thereunto duly authorized.

Dated: **November 17, 1966**

STATE OF CALIFORNIA }
COUNTY OF **Los Angeles** } ss.

On **November 17, 1966** before me, the undersigned, a Notary Public in and for said State, personally appeared **Norman M. Sanoff** known

to me to be the _____ President, and

Sally B. Heath known to me to be

Assistant Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. WITNESS my hand and official seal.

Signature: *Kathryn A. Hayes*

Name (Typed or Printed)

LIBERTY SAVINGS AND LOAN ASSOCIATION

By *Norman M. Sanoff* President

By *Sally B. Heath* Assistant Secretary



(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. **9999**

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CHARTER TITLE COMPANY



5 8 5 0 0

NOV 30 1966

1347

EXHIBIT B

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**
JOB ADDRESS: **1717 WEST 81ST STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6034-008-019**

Date: **January 3, 2020**

Last Full Title: **11/04/2019**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) HENRY FINSTER AND LOUISE J. FINSTER
1717 W 81ST ST
LOS ANGELES, CA 90047

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

1717 W 81ST ST, LOS ANGELES, CA 90047-2735

**Owner Information**

Owner Name: FINISTER HENRY/FINISTER LOUISE J
 Mailing Address: 1717 W 81ST ST, LOS ANGELES CA 90047-2735 C041
 Vesting Codes: //

Location Information

Legal Description: TRACT NO 4511 LOT 187
 County: LOS ANGELES, CA APN: 6034-008-019
 Census Tract / Block: 2381.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 4511
 Legal Book/Page: 49-4 Map Reference: 57-E1 /
 Legal Lot: 187 Tract #: 4511
 Legal Block: School District: LOS ANGELES
 Market Area: C36 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 11/30/1966 / 1st Mtg Amount/Type: /
 Sale Price: \$18,500 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$14.14
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

Gross Area: Parking Type: PARKING AVAIL Construction:
 Living Area: 1,308 Garage Area: Heat Type: HEATED
 Tot Adj Area: Garage Capacity: 1 Exterior wall: STUCCO
 Above Grade: Parking Spaces: 1 Porch Type:
 Total Rooms: 6 Basement Area: Patio Type:
 Bedrooms: 3 Finish Bsmnt Area: Pool:
 Bath(F/H): 1 / Basement Type: Air Cond:
 Year Built / Eff: 1927 / 1927 Roof Type: Style: SPANISH
 Fireplace: Y / 1 Foundation: RAISED Quality:
 # of Stories: 1 Roof Material: ROLL COMPOSITION Condition:
 Other Improvements: FENCE Building Permit

Site Information

Zoning: LARD2 Acres: 0.16 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 6,781 Lot Width/Depth: 50 x 136 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$44,116 Assessed Year: 2018 Property Tax: \$660.99
 Land Value: \$25,829 Improved %: 41% Tax Area: 212
 Improvement Value: \$18,287 Tax Year: 2018 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$37,116

Comparable Sales Report

For Property Located At



RealQuest

1717 W 81ST ST, LOS ANGELES, CA 90047-2735
6 Comparable(s) Selected.

Report Date: 01/24/2020

Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	5.0
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$18,500	\$275,000	\$505,000	\$411,000
Bldg/Living Area	1,308	1,161	1,502	1,304
Price/Sqft	\$14.14	\$235.04	\$387.15	\$316.30
Year Built	1927	1913	1940	1925
Lot Area	6,781	4,345	6,763	6,266
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$44,997	\$31,807	\$515,100	\$348,793
Distance From Subject	0.00	0.03	0.13	0.10

* = user supplied for search only

Comp #:1

Distance From Subject:0.03 (miles)

Address: **1722 W 80TH ST, LOS ANGELES, CA 90047-2704**Owner Name: **VELAZQUEZ JOSE L**Seller Name: **ANDRY NETTIE**APN: **6034-008-010**Map Reference: **57-E1 /**Living Area: **1,170**County: **LOS ANGELES, CA**Census Tract: **2381.00**Total Rooms: **6**Subdivision: **4511**Zoning: **LARD2**Bedrooms: **2**Rec Date: **04/29/2015**Prior Rec Date: **06/28/1965**Bath(F/H): **1 /**Sale Date: **03/11/2015**

Prior Sale Date:

Yr Built/Eff: **1928 / 1928**Sale Price: **\$275,000**Prior Sale Price: **\$20,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **SPANISH**Document #: **486420**Acres: **0.15**Fireplace: **Y / 1**1st Mtg Amt: **\$248,778**Lot Area: **6,675**

Pool:

Total Value: **\$296,279**# of Stories: **1**Roof Mat: **ROLL****COMPOSITION**

Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.11 (miles)
 Address: **1639 W 82ND ST, LOS ANGELES, CA 90047-2869**
 Owner Name: **DREAM LA INVESTMENTS LLC**
 Seller Name: **CRAMMOND-ORTIZ S A & M TRUST**
 APN: **6034-010-022** Map Reference: **57-E1 /** Living Area: **1,502**
 County: **LOS ANGELES, CA** Census Tract: **2381.00** Total Rooms: **5**
 Subdivision: **4511** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **10/11/2018** Prior Rec Date: **01/30/2003** Bath(F/H): **1 /**
 Sale Date: **09/24/2018** Prior Sale Date: **12/03/2002** Yr Built/Eff: **1925 / 1940**
 Sale Price: **\$385,000** Prior Sale Price: **\$186,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **SPANISH**
 Document #: **1034896** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$90,000** Lot Area: **6,763** Pool:
 Total Value: **\$385,000** # of Stories: **1** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **COMPOSITION**
DETACHED GARAGE

Comp #:3 Distance From Subject:0.11 (miles)
 Address: **1633 W 80TH ST, LOS ANGELES, CA 90047-2845**
 Owner Name: **RRH CONST CONSULTING CO LLC**
 Seller Name: **FULLER DOROTHY M**
 APN: **6034-002-020** Map Reference: **57-E1 /** Living Area: **1,214**
 County: **LOS ANGELES, CA** Census Tract: **2381.00** Total Rooms: **6**
 Subdivision: **4511** Zoning: **LARD2** Bedrooms: **2**
 Rec Date: **06/28/2019** Prior Rec Date: **05/13/2002** Bath(F/H): **2 /**
 Sale Date: **06/26/2019** Prior Sale Date: **02/06/2002** Yr Built/Eff: **1940 / 1940**
 Sale Price: **\$470,000** Prior Sale Price: **\$155,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Style: **CONVENTIONAL**
 Document #: **628351** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **6,754** Pool:
 Total Value: **\$31,807** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED**
GARAGE

Comp #:4 Distance From Subject:0.12 (miles)
 Address: **1648 W 82ND ST, LOS ANGELES, CA 90047-2868**
 Owner Name: **QUINTANA HEYDI R/SANCHEZ SALVADOR B**
 Seller Name: **GREEN APPLE PROPERTIES V LLC**
 APN: **6034-015-003** Map Reference: **57-E1 /** Living Area: **1,455**
 County: **LOS ANGELES, CA** Census Tract: **2381.00** Total Rooms: **6**
 Subdivision: **4511** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **08/19/2016** Prior Rec Date: **07/14/2000** Bath(F/H): **1 /**
 Sale Date: **08/05/2016** Prior Sale Date: **05/02/2000** Yr Built/Eff: **1928 / 1928**
 Sale Price: **\$456,000** Prior Sale Price: **\$159,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **991817** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$447,740** Lot Area: **6,675** Pool:
 Total Value: **\$474,421** # of Stories: **1** Roof Mat: **ROLL**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **COMPOSITION**
PARKING AVAIL

Comp #: **5** Distance From Subject: **0.13 (miles)**
 Address: **1713 W 83RD ST, LOS ANGELES, CA 90047-3013**
 Owner Name: **VALENZUELA CHRISTIANA/FLATTLEY RITA V**
 Seller Name: **SRPS LP**
 APN: **6034-016-020** Map Reference: **57-E1 /** Living Area: **1,319**
 County: **LOS ANGELES, CA** Census Tract: **2381.00** Total Rooms: **6**
 Subdivision: **4511** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **06/29/2018** Prior Rec Date: **08/02/2013** Bath(F/H): **1 /**
 Sale Date: **05/22/2018** Prior Sale Date: **07/08/2013** Yr Built/Eff: **1920 / 1920**
 Sale Price: **\$505,000** Prior Sale Price: **\$240,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **652305** Acres: **0.15** Fireplace: **Y / 1**
 1st Mtg Amt: **\$495,853** Lot Area: **6,383** Pool:
 Total Value: **\$515,100** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #: **6** Distance From Subject: **0.13 (miles)**
 Address: **1711 W 83RD ST, LOS ANGELES, CA 90047-3013**
 Owner Name: **BENNINGHOFF ROBERTA D**
 Seller Name: **MEDRANO ANA L**
 APN: **6034-016-019** Map Reference: **57-E1 /** Living Area: **1,161**
 County: **LOS ANGELES, CA** Census Tract: **2381.00** Total Rooms: **5**
 Subdivision: **4511** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **12/21/2016** Prior Rec Date: **03/16/1993** Bath(F/H): **2 /**
 Sale Date: **12/17/2016** Prior Sale Date:
 Sale Price: **\$375,000** Prior Sale Price: **\$120,000** Yr Built/Eff: **1913 / 1958**
 Sale Type: **FULL** Prior Sale Type: **FULL** Air Cond:
 Document #: **1622452** Acres: **0.10** Style: **SPANISH**
 1st Mtg Amt: **\$368,207** Lot Area: **4,345** Fireplace: **/**
 Total Value: **\$390,150** # of Stories: **1** Pool:
 Land Use: **SFR** Park Area/Cap#: **/** Roof Mat: **ROLL COMPOSITION ATTACHED GARAGE**
 Parking: **ATTACHED GARAGE**

EXHIBIT D

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**
JOB ADDRESS: **1717 WEST 81ST STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **6034-008-019**

Date: January 3, 2020

CASE NO.: 757952

ORDER NO.: A-4325795

EFFECTIVE DATE OF ORDER TO COMPLY: **March 23, 2017**
COMPLIANCE EXPECTED DATE: **April 22, 2017**
DATE COMPLIANCE OBTAINED: **January 26, 2018**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4325795

1 0 6 0 7 2 0 2 0 1 7 3 9 2 9 9

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

FINISTER, HENRY AND LOUISE J
1717 W 81ST ST
LOS ANGELES, CA 90047

CASE #: 757952
ORDER #: A-4325795
EFFECTIVE DATE: March 23, 2017
COMPLIANCE DATE: April 22, 2017

OWNER OF
SITE ADDRESS: 1717 W 81ST ST

ASSESSORS PARCEL NO.: 6034-008-019
ZONE: RD2; Min. Per Unit 2,000

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. Exterior wall surfaces not maintained.

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, 91.8104.12, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: chimney separation.

2. Roof and/or roof drains are not maintained.

You are therefore ordered to: Maintain roof waterproof and roof drains operable.

Code Section(s) in Violation: 91.8104, 91.8104.3, 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

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 (323)789-1490. Office hours are 7:00 a.m. to 8:30 a.m. Monday through Thursday.

Inspector :



Date: March 15, 2017

DALE SCHWARTZ
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490
Dale.Schwartz@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.



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