

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

July 7, 2026

Council District: # 7

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

JOB ADDRESS: **13262 WEST TERRA BELLA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2623-004-018**
Re: Invoice #910966-3

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **13262 West Terra Bella Street, Los Angeles, CA** ("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 February 19, 2024 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	35.00
Grand Total	\$ 1,281.56

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 **\$1,281.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,281.56** 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, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18913
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2623-004-018

Property Address: 13262 W TERRA BELLA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INTERSPOUSAL GRANT DEED
Grantee : MIRNA HURTADO
Grantor : MIGUEL HURTADO AND MIRNA HURTADO
Deed Date : 08/27/2002 Recorded : 09/05/2002
Instr No. : 02-2081448

MAILING ADDRESS: MIRNA HURTADO
1542 CHAMPAGNE CIR, LAS VEGAS, NV 89119-0309

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 90 Tract No: 6351 Brief Description: TRACT # 6351 LOT 90

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST
Recording Date: 09/05/2012 Document #: 12-1322632
Loan Amount: \$339,500
Lender Name: BILL KOCH SELECT PORTFOLIO SERVICING, INC.
Borrowers Name: MIRNA HURTADO

MAILING ADDRESS: BILL KOCH SELECT PORTFOLIO SERVICING, INC.
3815 SOUTH WEST TEMPLE SALT LAKE CITY, UT 84115



LEAD SHEET

02 2081448

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

SEP 05 2002

AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$27	FF
A.F.N.F. 94	1

D.T.T.

NOTIFICATION SENT - \$4 ©

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

26 23 004 018

001

THIS FORM IS NOT TO BE DUPLICATED

SOUTHLAND TITLE

RECORDING REQUESTED BY:
SOUTHLAND TITLE

02 2081448

2

AND WHEN RECORDED MAIL TO:

Mirna Hurtado
13262 Terra Bella Street
Pacolma, CA 91311

A.P.N.: 2623-004-018
Order No.: 12043899
Escrow No.: BU18155-DA

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

INTERSPOUSAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
THERE IS NO CONSIDERATION FOR THIS TRANSFER and it is exempt from Documentary Transfer Tax pursuant to
§11911 of the Revenue and Taxation Code

This is an INTERSPOUSAL TRANSFER and this transfer is exempt from reassessment pursuant to §63 of the Revenue and Taxation
Code.

☐ From joint tenancy to community property
☐ From both spouses to one spouse
☒ From one spouse to the other spouse
☐ From one spouse to both spouses
Other _____

GRANTOR: **MIGUEL HURTADO and MIRNA HURTADO, husband and wife**

hereby GRANT(S) to **MIRNA HURTADO, a married woman as her sole and separate property**

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

Lot 90 of Tract No. 6351, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book
71, Page(s) 84 of Maps, in the office of the County Recorder of said County.

EXCEPT therefrom all oil, gas, minerals, and other hydrocarbon substances lying below a depth shown below but with no
right of surface entry, as provided in deed

Depth: 500 feet
Recorded: November 4, 1986 as Instrument No. 86-1507890, Official Records

Dated: August 27, 2002

STATE OF CALIFORNIA
COUNTY OF

On August 20, 2002, before me
Sylvia Carlson
a Notary Public in and for said County and State, personally
appeared Miguel Hurtado
Mirna Hurtado

personally known to me (or 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.

WITNESS my hand and official seal.

Signature

Signature of Notary

SS.

MIGUEL HURTADO

MIRNA HURTADO



(This Area for Notary Seal Only)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD



20121322632



Pages:
0002

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

09/05/12 AT 08:00AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201209050160027

00006381093



004253532

SEQ:
18

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t29

Recording Requested By:
SELECT PORTFOLIO SERVICING, INC.

When Recorded Return To:
BILL KOCH
SELECT PORTFOLIO SERVICING, INC.
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115

09/05/2012



20121322632

6996888



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California REFERENCE #: 382287674 "HURTADO"
INVESTOR #: P63
MERS #: 100180100002291373

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR ENCORE CREDIT CORP., A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS at c/o SELECT PORTFOLIO SERVICING, INC., 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 hereby grants, assigns and transfers to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR THE ENCORE CREDIT RECEIVABLES TRUST 2005-3 at C/O SELECT PORTFOLIO SERVICING, INC. 3815 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115 all beneficial interest under that certain Deed of Trust dated 06/02/2005, in the amount of \$339,500.00, executed by MIRNA HURTADO, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ENCORE CREDIT CORP, A CALIFORNIA CORPORATION and Recorded: 06/13/2005 as Instrument No.: 05 1375769 in Los Angeles County, State of California and all rights accrued or to accrue under said Deed of Trust.

In witness whereof this instrument is executed.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")
On AUG 22 2012

Matt Faiola
MATT FAIOLA, VICE PRESIDENT

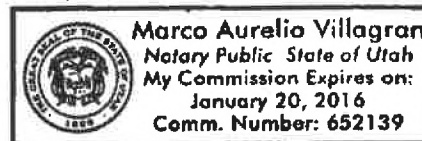


STATE OF UTAH
COUNTY OF SALT LAKE

On AUG 22 2012, before me, MARCO AURELIO VILLAGRAN, a Notary Public in and for SALT LAKE in the State of UTAH, personally appeared MATT FAIOLA, VICE PRESIDENT, signing on behalf of Mortgage Electronic Registration Systems, inc., ("MERS"), personally known to me (or 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Marco Aurelio Villagran
MARCO AURELIO VILLAGRAN
Notary Expires: 01/20/2016 #652139



(This area for notarial seal)

EXHIBIT B

ASSIGNED INSPECTOR: **RAUL VASQUEZ**

Date: July 7, 2026

JOB ADDRESS: **13262 WEST TERRA BELLA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2623-004-018**

Last Full Title: **04/22/2026**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) MIRNA HURTADO
1542 CHAMPAGNE CIRCLE
LAS VEGAS, NV 89119-0309 | CAPACITY: OWNER |
| 2) SELECT PORTFOLIO SERVICING, INC.
C/O BILL KOCH
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115 | CAPACITY: INTERESTED PARTY |

Property Detail Report**For Property Located At :****13262 TERRA BELLA ST, PACOIMA, CA 91331-3105**

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **HURTADO MIRNA**
 Mailing Address: **1542 CHAMPAGNE CIR, LAS VEGAS NV 89119-0309 C075**
 Vesting Codes: **MW / / SE**

Location Information

Legal Description:	TRACT # 6351 LOT 90	APN:	2623-004-018
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1046.20 / 1	Subdivision:	6351
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	71-84	Tract #:	6351
Legal Lot:	90	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	PAC	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/05/2002 / 08/27/2002	Deed Type:	INTERSPOUSAL DEED TRANSFER
Sale Price:		1st Mtg Document #:	2081449
Document #:	2081448		

Last Market Sale Information

Recording/Sale Date:	10/29/1999 / 10/28/1999	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	2038470	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	ESQUEDA JOSE; MARIA		

Prior Sale Information

Prior Rec/Sale Date:	10/02/1987 / 01/1987	Prior Lender:	NETWORK FNDG CORP
Prior Sale Price:	\$115,000	Prior 1st Mtg Amt/Type:	\$92,000 / CONV
Prior Doc Number:	1583004	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,718	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1987 / 1989	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,671	Lot Width/Depth:	50 x 153	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$279,493	Assessed Year:	2025	Property Tax:	\$3,659.64
Land Value:	\$89,130	Improved %:	68%	Tax Area:	13
Improvement Value:	\$190,363	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$279,493				

Comparable Sales Report

For Property Located At

**13262 TERRA BELLA ST, PACOIMA, CA 91331-3105****4 Comparable(s) Selected.**

Report Date: 04/30/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$260,000	\$617,000	\$485,500
Bldg/Living Area	1,718	1,508	1,945	1,757
Price/Sqft	\$0.00	\$140.54	\$397.88	\$283.74
Year Built	1987	1947	1987	1963
Lot Area	7,671	6,373	8,807	7,540
Bedrooms	4	2	4	4
Bathrooms/Restrooms	2	2	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$279,493	\$351,682	\$898,620	\$520,918
Distance From Subject	0.00	0.14	0.26	0.20

*= user supplied for search only

Comp #:1

Distance From Subject:0.14 (miles)

Address: **13154 GARBER ST, PACOIMA, CA 91331-3233**Owner Name: **GARCIA MARTINA/GARCIA ANTONIO M**Seller Name: **MENDEZ MANUEL M**APN: **2623-006-017**Map Reference: **/**Living Area: **1,945**County: **LOS ANGELES, CA**Census Tract: **1046.20**

Total Rooms:

Subdivision: **MACLAY RHO EX-MSN DE**Zoning: **LAR1**Bedrooms: **4****SAN FERNA**Rec Date: **12/18/2025**Prior Rec Date: **07/19/2012**Bath(F/H): **3 /**Sale Date: **12/08/2025**Prior Sale Date: **05/11/2012**Yr Built/Eff: **1955 / 1980**Sale Price: **\$465,000**Prior Sale Price: **\$305,000**Air Cond: **EVAP COOLER**Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **920359**Acres: **0.20**Fireplace: **/**1st Mtg Amt: **\$456,577**Lot Area: **8,807**

Pool:

Total Value: **\$375,569**

of Stories:

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #:2 Distance From Subject:0.20 (miles)
 Address: 13086 GLAMIS ST, PACOIMA, CA 91331-3238
 Owner Name: MCLAREN ROSS/MCLAREN MAGALY
 Seller Name: BERUMEN MAYRA
 APN: 2623-011-021 Map Reference: / Living Area: 1,850
 County: LOS ANGELES, CA Census Tract: 1046.20 Total Rooms:
 Subdivision: 6685 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/29/2025 Prior Rec Date: 01/13/2004 Bath(F/H): 2 /
 Sale Date: 10/10/2025 Prior Sale Date: 12/08/2003 Yr Built/Eff: 1987 / 1987
 Sale Price: \$260,000 Prior Sale Price: \$322,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 751466 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,503 Pool:
 Total Value: \$457,799 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.21 (miles)
 Address: 10281 HADDON AVE, PACOIMA, CA 91331-3116
 Owner Name: GREENFIELD INVESTMENTS LLC
 Seller Name: MENDOZA DAVID
 APN: 2646-023-035 Map Reference: / Living Area: 1,508
 County: LOS ANGELES, CA Census Tract: 1045.00 Total Rooms:
 Subdivision: 29743 Zoning: LAR1 Bedrooms: 4
 Rec Date: 04/13/2026 Prior Rec Date: 01/31/2012 Bath(F/H): 2 /
 Sale Date: 04/07/2026 Prior Sale Date: 01/23/2012 Yr Built/Eff: 1965 / 1965
 Sale Price: \$600,000 Prior Sale Price: \$280,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 257083 Acres: 0.15 Fireplace: /
 1st Mtg Amt: Lot Area: 6,373 Pool:
 Total Value: \$351,682 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.26 (miles)
 Address: 13365 GARBER ST, PACOIMA, CA 91331-3915
 Owner Name: MGERYAN ARMAN/MGERYAN HASMIK
 Seller Name: RODRIGUEZ CLAUDIA
 APN: 2622-003-008 Map Reference: / Living Area: 1,726
 County: LOS ANGELES, CA Census Tract: 1045.00 Total Rooms:
 Subdivision: 13823 Zoning: LAR1 Bedrooms: 4
 Rec Date: 12/24/2025 Prior Rec Date: 01/11/2024 Bath(F/H): 3 /
 Sale Date: 12/01/2025 Prior Sale Date: 11/16/2023 Yr Built/Eff: 1947 / 1976
 Sale Price: \$617,000 Prior Sale Price: \$779,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 934874 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,476 Pool:
 Total Value: \$898,620 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: RAUL VASQUEZ

Date: July 7, 2026

JOB ADDRESS: 13262 WEST TERRA BELLA STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2623-004-018

CASE NO.: 996042

ORDER NO.: A-6168912

EFFECTIVE DATE OF ORDER TO COMPLY: February 19, 2024

COMPLIANCE EXPECTED DATE: March 20, 2024

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6168912

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

HURTADO, MIRNA
1542 CHAMPAGNE CIRCLE
LAS VEGAS, NV 89119

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

FEB 08 2024

CASE #: 996042
ORDER #: A-6168912
EFFECTIVE DATE: February 19, 2024
COMPLIANCE DATE: March 20, 2024

OWNER OF
SITE ADDRESS: 13262 W TERRA BELLA ST
ASSESSORS PARCEL NO.: 2623-004-018
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll
Initialed by: CA

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 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: Front yard.

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of miscellaneous household items in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Front yard.

3. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard in the R1 zone.

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

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

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.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9862.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: A. J. —

Date: February 05, 2024

AGUSTIN ALVAREZ MORALES
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9862

Agustin.Alvarez@lacity.org

401

REVIEWED BY