

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

January 15, 2015

Council District: # 7

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

JOB ADDRESS: **14530 WEST LYLE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2505-017-017**

On October 24, 2013 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: **14530 West Lyle Street, 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 September 24, 2013 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	\$ 550.00
Late Charge/Collection fee (250%)	840.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	224.29
Title Report fee	42.00
Grand Total	\$ <u>2,062.85</u>

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 **\$2,062.85** 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 **\$2,062.85** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T10666
Dated as of: 08/07/2014

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2505-017-017

Property Address: 14530 W LYLE ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: DEUTSCHE BANK NATIONAL TRUST COMPANY ON BEHALF OF FINANCIAL ASSET
SECURITIES CORP. SOUNDVIEW HOME LOAN TRUST 2007-WMCI, ASSET-BACKED
CERTIFICATES, SERIES 2007-WMCI

Grantee: JUAN CARLOS PACHECO, AN UNMARRIED MAN

Instrument: 20081341970

Book/Page: N/A

Dated: 06/06/2008

Recorded: 07/28/2008

MAILING ADDRESS: JUAN CARLOS PACHECO
14530 LYLE STREET LOS ANGELES (SYLMAR AREA), CALIFORNIA 91342

SCHEDULE B

LEGAL DESCRIPTION

Lot 4 of Tract No. 18972 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 494, Pages 46 and 47 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 of 500 feet from the surface of said property, but with no right of surface entry, as provided in deeds of record.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JUAN CARLOS PACECO AN UNMARRIED MAN

Lender/Beneficiary: MERS AS NOMINEE FOR PACIFIC UNION FINANCIAL, LLC D/B/A CLEARVISION
FUNDING, A CALIFORNIA LIMITED LIABILITY COMPANY

Trustee: USA NATIONAL TITLE COMPANY

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10666

SCHEDULE B (Continued)

Instrument: 20122032694
Amount: \$202,219
Dated: 12/19/2012
Maturity Date: 01/01/2043

Book/Page: N/A
Open Ended: NO
Recorded: 12/31/2012

MAILING ADDRESS: PACIFIC UNION FINANCIAL, LLC D/B/A CLEARVISION FUNDING
3 MACARTHUR PLACE, SUITE 500 SANTA ANA, CALIFORNIA 92707

MAILING ADDRESS: USA NATIONAL TITLE COMPANY, 175 S. LAKE AVENUE #200,
PASADENA, CALIFORNIA 91101

MAILING ADDRESS: ("MERS") MORGAGE ELECTRONIC REGISTRATION
SYSTEMS P.O. BOX 2026 FLINT, MI 48501-2026

MAILING ADDRESS: PACIFIC UNION FINANCIAL, LLC D/B/A CLEARVISION
FUNDING, A CALIFORNIA LIMITED LIABILITY COMPANY 1990 N. CALIFORNIA
BLVD. #16, WALNUT CREEK, CALIFORNIA 94596

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 02/27/2014, RECORDED 03/07/2014 AS
INSTRUMENT NO. 20140238567

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: PACHECO JUAN C
14530 LYLE ST SYLMAR CA 91342

2)

RECORDING REQUESTED BY:
LANDSAFE TITLE
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Juan Carlos Pacheco
14530 Lyle Street
Los Angeles (Sylmar Area), California 91342



ORDER NO. 08-4-053390
ESCROW NO. 1360-106724
APN. 2505-017-017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX is: \$236.50

CITY TAX \$967.50

- ☐ Monument Preservation Fee is: \$
☒ 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: ☒ City of Los Angeles (Sylmar Area), and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
DEUTSCHE BANK NATIONAL TRUST COMPANY ON BEHALF OF FINANCIAL ASSET SECURITIES CORP.
SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET-BACKED CERTIFICATES, SERIES 2007-WMC1

hereby GRANT(S) to
Juan Carlos Pacheco, an unmarried Man

the following described real property in the City of Los Angeles (Sylmar Area), County of Los Angeles, State of California:
Legal Description attached hereto and made a part hereof as Exhibit "A"

DATE: June 6, 2008

DEUTSCHE BANK NATIONAL TRUST
COMPANY ON BEHALF OF FINANCIAL
ASSET SECURITIES CORP. SOUNDVIEW
HOME LOAN TRUST 2007-WMC1, ASSET-
BACKED CERTIFICATES, SERIES 2007-WMC1
BY: COUNTRYWIDE HOME LOANS INC. AS SERVICER
By: Veronica Casillas, Asst. Secretary

STATE OF CALIFORNIA
COUNTY OF VENTURA

On 6/6/2008 before me, DEANN GRAHAM
NOTARY PUBLIC (here insert name and title of the officer),
personally appeared VERONICA CASILLAS

, 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.

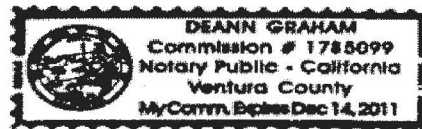
I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



US* National Title Co

Recording Requested By:

PACIFIC UNION FINANCIAL,
LLC D/B/A CLEARVISION
FUNDING

And After Recording Return To:

PACIFIC UNION FINANCIAL,
LLC D/B/A CLEARVISION
FUNDING
3 MACARTHUR PLACE, SUITE
500
SANTA ANA, CALIFORNIA 92707
Loan Number: 60706272



071234926 20

[Space Above This Line For Recording Data]

DEED OF TRUST

FHA CASE NO.

197-6237741-703

MIN: 100521300000240103

MERS Phone: 888-679-6377

THIS DEED OF TRUST ("Security Instrument") is made on DECEMBER 19, 2012
The trustor is JUAN CARLOS PACHECO AN UNMARRIED MAN.

("Borrower").

The trustee is USA NATIONAL TITLE COMPANY

175 S. LAKE AVENUE #200, PASADENA, CALIFORNIA 91101

("Trustee").

The beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

PACIFIC UNION FINANCIAL, LLC D/B/A CLEARVISION FUNDING, A
CALIFORNIA LIMITED LIABILITY COMPANY

("Lender")

is organized and existing under the laws of CALIFORNIA

and has an address of 1990 N. CALIFORNIA BLVD. #16, WALNUT CREEK,
CALIFORNIA 94596

Borrower owes Lender the principal sum of TWO HUNDRED TWO THOUSAND TWO HUNDRED
NINETEEN AND 00/100 Dollars (U.S. \$ 202,219.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on JANUARY 1, 2043.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: January 15, 2015

JOB ADDRESS: **14530 WEST LYLE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2505-017-017**

Last Full Title: **08/07/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JUAN CARLOS PACHECO
14530 LYLE STREET
SYLMAR, CA. 91342-4039
CAPACITY: OWNER
- 2). PACIFIC UNION FINANCIAL, LLC
D/B/A CLEARVISION FUNDING
3 MACARTHUR PLACE, SUITE 500
SANTA ANA, CA. 92707
CAPACITY: INTERESTED PARTIES
- 3). USA NATIONAL TITLE COMPANY
175 SOUTH LAKE AVENUE, #200
PASADENA, CA. 91101
CAPACITY: INTERESTED PARTIES
- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES
- 5). PACIFIC UNION FINANCIAL, LLC.
D/B/A CLEARVISION FUNDING
1990 NORTH CALIFORNIA BLVD., #16
WALNUT CREEK, CA. 94596
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
14530 LYLE ST, SYLMAR, CA 91342-4039



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **PACHECO JUAN C**
 Mailing Address: **14530 LYLE ST, SYLMAR CA 91342-4039 C020**
 Vesting Codes: **UM //**

Location Information

Legal Description:	TRACT # 18972 LOT 4	APN:	2505-017-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1070.10 / 1	Subdivision:	18972
Township-Range-Sect:		Map Reference:	2-D3 / 481-J4
Legal Book/Page:	494-46	Tract #:	18972
Legal Lot:	4	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	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:	07/28/2008 / 06/06/2008	1st Mtg Amount/Type:	\$207,313 / FHA
Sale Price:	\$215,000	1st Mtg Int. Rate/Type:	6.12 /
Sale Type:	FULL	1st Mtg Document #:	1341971
Document #:	1341970	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$227.75
New Construction:		Multi/Split Sale:	
Title Company:	LANDSAFE TITLE		
Lender:	COUNTRYWIDE BK FSB		
Seller Name:	FINANCIAL ASSET 2007-WMC1		

Prior Sale Information

Prior Rec/Sale Date:	11/21/2006 / 09/27/2006	Prior Lender:	WMC MTG CORP
Prior Sale Price:	\$500,000	Prior 1st Mtg Amt/Type:	\$400,000 / CONV
Prior Doc Number:	2580501	Prior 1st Mtg Rate/Type:	6.50 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	944	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1958	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,134	Lot Width/Depth:	57 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CUL-DE-SAC			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$225,851	Assessed Year:	2014	Property Tax:	\$2,855.94
Land Value:	\$179,212	Improved %:	21%	Tax Area:	16
Improvement Value:	\$46,639	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$218,851				

Comparable Sales Report

For Property Located At

14530 LYLE ST, SYLMAR, CA 91342-4039

CoreLogic

RealQuest Professional

4 Comparable(s) Selected.

Report Date: 01/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$215,000	\$230,000	\$436,000	\$333,000
Bldg/Living Area	944	816	1,060	953
Price/Sqft	\$227.75	\$225.05	\$411.76	\$352.20
Year Built	1954	1946	1952	1949
Lot Area	6,134	5,917	8,868	6,884
Bedrooms	2	2	4	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$225,851	\$54,550	\$241,500	\$174,494
Distance From Subject	0.00	0.09	0.25	0.16

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.09 (miles)
Address:	14593 POLK ST, SYLMAR, CA 91342-4055		
Owner Name:	RK RESIDENTIAL LLC		
Seller Name:	FAND N INVESTMENTS LLC		
APN:	2505-011-010	Map Reference:	2-D3 / 481-J4
County:	LOS ANGELES, CA	Census Tract:	1065.20
Subdivision:	10585	Zoning:	LAR1
Rec Date:	11/26/2014	Prior Rec Date:	12/13/2013
Sale Date:	09/16/2014	Prior Sale Date:	12/04/2013
Sale Price:	\$436,000	Prior Sale Price:	\$241,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1277438	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,917
Total Value:	\$241,500	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,060
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1946 / 1949
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #:	2	Distance From Subject:	0.11 (miles)
Address:	14607 POLK ST, SYLMAR, CA 91342-4006		
Owner Name:	GUILLÉN ROBERT & GEORGINA C		
Seller Name:	NAJAR ELIZABETH		
APN:	2505-009-023	Map Reference:	2-D3 / 481-J4
County:	LOS ANGELES, CA	Census Tract:	1065.20
Subdivision:	10585	Zoning:	LAR1
Rec Date:	04/30/2014	Prior Rec Date:	09/03/2009
Sale Date:	04/22/2014	Prior Sale Date:	07/29/2009
Sale Price:	\$336,000	Prior Sale Price:	\$215,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	446795	Acres:	0.14
1st Mtg Amt:	\$336,000	Lot Area:	6,007
Total Value:	\$226,389	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	816
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1950
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	3	Distance From Subject:	0.2 (miles)
Address:	14463 ASTORIA ST, SYLMAR, CA 91342-4010		
Owner Name:	RUVALCABA JOSE & LETICIA		
Seller Name:	GREEN ROBERT E		
APN:	2505-015-008	Map Reference:	2-D4 / 482-A4
County:	LOS ANGELES, CA	Census Tract:	1070.10
Subdivision:	MACLAY	Zoning:	LAR1
Rec Date:	08/05/2014	Prior Rec Date:	
Sale Date:	07/14/2014	Prior Sale Date:	
Sale Price:	\$230,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	808914	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,868
Total Value:	\$54,550	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,022
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1951 / 1951
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.25 (miles)
Address:	12803 HERRICK AVE, SYLMAR, CA 91342-4037		
Owner Name:	MARTINEZ SAULO J/JOYA MONICA D R		
Seller Name:	MORENO FRANK JR & DONNA J		
APN:	2506-028-032	Map Reference:	2-D4 / 481-J5
County:	LOS ANGELES, CA	Census Tract:	1070.10
Subdivision:	10035	Zoning:	LAR1
Rec Date:	06/27/2014	Prior Rec Date:	06/07/1988
Sale Date:	06/05/2014	Prior Sale Date:	05/1988
Sale Price:	\$330,000	Prior Sale Price:	\$109,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	668047	Acres:	0.15
1st Mtg Amt:	\$324,022	Lot Area:	6,745
Total Value:	\$175,537	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	1 / 2
		Living Area:	915
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1952 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: JOHN HAMILTON
JOB ADDRESS: 14530 WEST LYLE STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2505-017-017

Date: January 15, 2015

CASE#: 513201
ORDER NO: A-3335505

EFFECTIVE DATE OF ORDER TO COMPLY: September 24, 2013
COMPLIANCE EXPECTED DATE: October 24, 2013
DATE COMPLIANCE OBTAINED: March 27, 2014

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3335505

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

PACHECO, JUAN C
14530 LYLE ST
SYLMAR, CA 91342

On SEP 17 2013 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 513201
ORDER #: A-3335505
EFFECTIVE DATE: September 24, 2013
COMPLIANCE DATE: October 24, 2013

OWNER OF
SITE ADDRESS: 14530 W LYLE ST
ASSESSORS PARCEL NO.: 2505-017-017
ZONE: R1; One-Family Zone

Signature

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 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 approximate 10'x20' building in the rear yard is being constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

3-27-14

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 day 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 \$550.00 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 **\$1,925.00.**

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.

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 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 (818)374-9856.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: September 17, 2013

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REVIEWED BY