

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

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

FRANK BUSH  
EXECUTIVE OFFICER

June 9, 2015

Council District: # 7

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

JOB ADDRESS: **15158 WEST LAKESIDE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2604-024-010**

On February 7, 2012 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: **15158 West Lakeside 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 January 8, 2012 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%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	135.42
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,348.98</b>

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 **\$3,348.98** 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 **\$3,348.98** 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. T10675**  
 Dated as of: 08/13/2014

**Prepared for: City of Los Angeles**

**SCHEDULE A**  
 (Reported Property Information)

APN #: 2604-024-010

**Property Address:** 15158 W LAKESIDE ST ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Instrument** GRANTOR WARRANTY DEED  
**Grantor:** GLADYS M. KLEIN, WIDOW  
**Grantee:** GLADYS M. KLEIN, A WIDOW AND WILLIAM A. KLEIN, SINGLE IN JOINT TENANCY  
**Instrument:** 05/2470296 **Book/Page:** N/A  
**Dated:** 08/11/2005 **Recorded:** 10/13/2005

**MAILING ADDRESS:** GLADYS & WILLIAM KLEIN ✓  
 15158 LAKESIDE ST., SYLMAR, CALIF 91342

**SCHEDULE B**

**LEGAL DESCRIPTION**

THE NORTHEAST 50 FEET OF THE NORTHWEST 210 FEET OF LOT 23 IN BLOCK A OF TRACT 5813, AS PER MAP RECORDED IN BOOK 67, PAGE 47, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**MORTGAGES/LIENS**

NO OPEN DOT/ MORTGAGE FOUND ON SUBJECT PROPERTY

**Type of Instrument** MISCELLANEOUS  
 NOTICE OF PENDING LIEN, DATED 04/22/2014, RECORDED 05/02/2014 AS INSTRUMENT NO. 20140460783.

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

✓ **MAILING ADDRESS:** GLADYS KLEIN AND WILLIAM A. KLEIN, 15158 LAKESIDE ST., SYLMAR, CA 91342 - OWNER

✓

Recording Requested By

And when recorded mail to:

Name Gladys & William Klein  
Street Address 15158 Lakeside St.  
City Sylmar, Calif  
State 91342  
Zip  
L

05 2470296

Space above this line for recorder's use

WOLCOTT'S FORMS, INC. WWW.WOLCOTT'SFORMS.COM SINCE 1899

### GRANT OR WARRANTY DEED

I/We, Gladys M. Klein, widow  
NAME OF GRANOR(S)

residing or having a principal place of business at \_\_\_\_\_

for and in consideration in the sum of \$ "gift" none dollars, in hand paid, receipt of which is hereby acknowledged,

has granted, bargained, sold, conveyed, and  does or  does not warrant the title against all persons whomsoever to Gladys M. Klein, a widow and William A. Klein, single in Joint tenancy

NAME OF GRANTEE(S)  
residing at or having a principal place of business at \_\_\_\_\_

all that real property situated in the City of Los Angeles, (or in an unincorporated area of Los Angeles, County, State of California, described as follows:

INSERT LEGAL DESCRIPTION  
The Northeast 50 feet of the Northwest 210 feet of lot 23 in Block A of Tract 5813, as per map recorded in Book 67, Page 47, in the office of the County Recorder of said County.

\*This is a bonafide gift and the grantor received nothing in return RT11911

Assessor's parcel No. 2604-024-010 Gladys M. Klein  
AUTOGRAPH

Dated August 11, 2005, Gladys M. Klein  
AUTOGRAPH

at Sylmar, California  
CITY AND STATE AUTOGRAPH

Mail Tax Statement to: Gladys M. Klein  
15158 Lakeside St.  
Sylmar, CA 91342

DOCUMENTARY TRANSFER TAX \$ 0-  
 Computed on full value of property conveyed, or  
 Computed on full value less liens and encumbrances remaining at time of sale.  
 Exempt  
Gladys M. Klein  
Autograph of Declarant or Agent Determining Tax  
Firm Name

Neither Wolcotts, its resellers nor agents makes any representation or warranty, express or implied, as to the fitness of this form for an intended use or purpose. If you have any concerns, consult an attorney before using this form.

©2004 WOLCOTT'S FORMS, INC.

7 67775 00778 7  
CLASS 03 #778 REV. 2-04

05 2470296

3

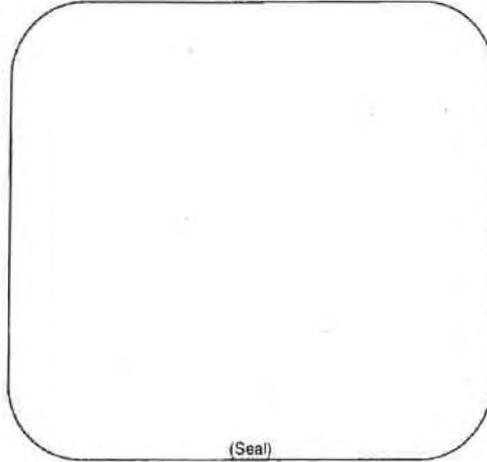
**Individual**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, duly commissioned and qualified in above said County and State, personally appeared \_\_\_\_\_  
 personally known to me or  proved to me on this basis of satisfactory evidence consisting of an identifying document or  the oath of \_\_\_\_\_ 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 same.

WITNESS my hand and official seal.

\_\_\_\_\_  
AUTOGRAPH



(Seal)

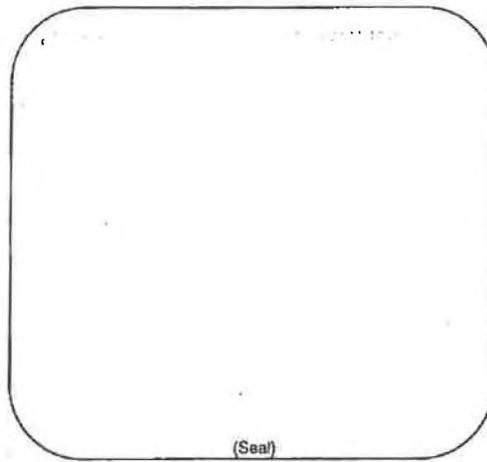
**Corporate or Partnership**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, duly commissioned and qualified in above said County and State, personally appeared \_\_\_\_\_  
 personally known to me or  proved to me on this basis of satisfactory evidence consisting of an identifying document or  the oath of \_\_\_\_\_ 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), as \_\_\_\_\_ and that by his/her/their signature(s) on the instrument on behalf of \_\_\_\_\_, a \_\_\_\_\_ organized under the laws of \_\_\_\_\_, executed the same.

WITNESS my hand and official seal.

\_\_\_\_\_  
AUTOGRAPH



(Seal)

4

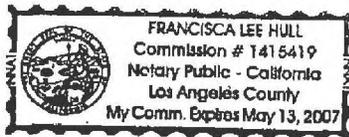
05 2470296

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
County of Los Angeles } ss.

On August 11, 2005 before me, FRANCISCA LEE HULL  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Gladys M Klein  
Name(s) of Signer(s)

personally known to me  
 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 Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

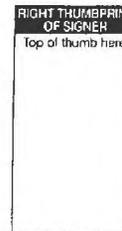
Title or Type of Document: GRANT OR WARRANTY DEED

Document Date: Signed August 11, 2005 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney-in-Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES ABREU**

**Date: June 9, 2015**

JOB ADDRESS: **15158 WEST LAKESIDE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2604-024-010**

Last Full Title: **08/13/2014**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). GLADYS M. KLEIN AND WILLIAM KLEIN  
15158 LAKESIDE ST.  
SYLMAR, CA. 91342-3709

CAPACITY: OWNERS

**EXHIBIT C****Property Detail Report**

For Property Located At :  
**15158 LAKESIDE ST, SYLMAR, CA 91342-3709**

**Owner Information**

Owner Name: **KLEIN GLADYS M & WILLIAM A**  
 Mailing Address: **15158 LAKESIDE ST, SYLMAR CA 91342-3709 C003**  
 Vesting Codes: **WD // JT**

**Location Information**

Legal Description: **TRACT # 5813 NE 50 FT OF NW 210 FT OF LOT 23**  
 County: **LOS ANGELES, CA** APN: **2604-024-010**  
 Census Tract / Block: **1066.04 / 3** Alternate APN:  
 Township-Range-Sect: Subdivision: **5813**  
 Legal Book/Page: **67-47** Map Reference: **2-C4 /**  
 Legal Lot: **23** Tract #: **5813**  
 Legal Block: **A** School District: **LOS ANGELES**  
 Market Area: **SYL** School District Name:  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: **10/13/2005 / 08/11/2005** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **2470296**

**Last Market Sale Information**

Recording/Sale Date: **12/14/1990 /** 1st Mtg Amount/Type: **/**  
 Sale Price: 1st Mtg Int. Rate/Type: **/**  
 Sale Type: 1st Mtg Document #: **/**  
 Document #: **2066882** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name: **OWNER RECORD**

**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:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>972</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>4</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1948 / 1949</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE;ADDITION</b>		<b>SHINGLE</b>		

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.24</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>10,499</b>	Lot Width/Depth:	<b>50 x 210</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$46,545</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$656.36</b>
Land Value:	<b>\$18,173</b>	Improved %:	<b>61%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$28,372</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$39,545</b>				

**Comparable Sales Report**

For Property Located At

**15158 LAKESIDE ST, SYLMAR, CA 91342-3709**

**3 Comparable(s) Selected.**

Report Date: 06/01/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$0	\$330,000	\$359,000	\$346,000
Bldg/Living Area	972	827	1,050	943
Price/Sqft	\$0.00	\$332.38	\$399.03	\$369.64
Year Built	1948	1952	1953	1952
Lot Area	10,499	4,484	7,246	5,833
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$46,545	\$53,948	\$207,642	\$138,950
Distance From Subject	0.00	0.31	0.50	0.39

\* = user supplied for search only

Comp #:1				Distance From Subject:0.31 (miles)
Address:	<b>14910 POLK ST, SYLMAR, CA 91342-5069</b>			
Owner Name:	<b>CHAVEZ JOSE</b>			
Seller Name:	<b>F &amp; J REAL ESTATE SERVICES INC</b>			
APN:	<b>2506-034-045</b>	Map Reference:	<b>2-D4 /</b>	Living Area: <b>1,050</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1070.20</b>	Total Rooms: <b>5</b>
Subdivision:	<b>5909</b>	Zoning:	<b>LAR2</b>	Bedrooms: <b>3</b>
Rec Date:	<b>10/17/2014</b>	Prior Rec Date:	<b>05/30/2014</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>10/14/2014</b>	Prior Sale Date:	<b>05/22/2014</b>	Yr Built/Eff: <b>1952 / 1956</b>
Sale Price:	<b>\$349,000</b>	Prior Sale Price:	<b>\$285,000</b>	Air Cond: <b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>1101099</b>	Acres:	<b>0.10</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$342,678</b>	Lot Area:	<b>4,484</b>	Pool:
Total Value:	<b>\$53,948</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking: <b>PARKING AVAIL</b>

Comp #:2				Distance From Subject:0.35 (miles)
Address:	<b>12818 EL DORADO AVE, SYLMAR, CA 91342-3753</b>			
Owner Name:	<b>LEDESMA MANUEL &amp; RAQUEL L/LEDESMA MANUEL JR</b>			
Seller Name:	<b>PSC STRATEGIC INVESTMENTS LLC</b>			
APN:	<b>2604-018-015</b>	Map Reference:	<b>2-C3 /</b>	Living Area: <b>951</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1066.04</b>	Total Rooms: <b>4</b>
Subdivision:	<b>7891</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date:	<b>01/02/2015</b>	Prior Rec Date:	<b>03/31/1993</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>11/24/2014</b>	Prior Sale Date:		Yr Built/Eff: <b>1953 / 1958</b>
Sale Price:	<b>\$359,000</b>	Prior Sale Price:	<b>\$129,000</b>	Air Cond: <b>WINDOW</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>4732</b>	Acres:	<b>0.13</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$352,497</b>	Lot Area:	<b>5,770</b>	Pool:
Total Value:	<b>\$207,642</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking: <b>PARKING AVAIL</b>

Comp #:3				Distance From Subject:0.5 (miles)
Address:	<b>14844 ASTORIA ST, SYLMAR, CA 91342-5040</b>			
Owner Name:	<b>CLARK JOSHUA C &amp; SELENA</b>			
Seller Name:	<b>HERNANDEZ LUIS TRUST</b>			
APN:	<b>2507-007-028</b>	Map Reference:	<b>2-D4 /</b>	Living Area: <b>827</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1070.20</b>	Total Rooms: <b>4</b>
Subdivision:	<b>5909</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>2</b>
Rec Date:	<b>01/09/2015</b>	Prior Rec Date:	<b>01/02/1987</b>	Bath(F/H): <b>1 /</b>
Sale Date:	<b>11/21/2014</b>	Prior Sale Date:	<b>10/1986</b>	Yr Built/Eff: <b>1953 / 1953</b>
Sale Price:	<b>\$330,000</b>	Prior Sale Price:	<b>\$97,500</b>	Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>30738</b>	Acres:	<b>0.17</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$297,000</b>	Lot Area:	<b>7,246</b>	Pool:
Total Value:	<b>\$155,259</b>	# of Stories:	<b>1.00</b>	Roof Mat: <b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking: <b>ATTACHED GARAGE</b>



# EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: **June 9, 2015**

JOB ADDRESS: **15158 WEST LAKESIDE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2604-024-010**

CASE#: **440273**

ORDER NO: **A-2920202**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 8, 2012**

COMPLIANCE EXPECTED DATE: **February 7, 2012**

DATE COMPLIANCE OBTAINED: **May 2, 2015**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2920202

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

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

FRANK BUSH  
EXECUTIVE OFFICER

**ORDER TO COMPLY AND NOTICE OF FEE**

KLEIN, GLADYS M AND WILLIAM A.  
15158 LAKESIDE ST  
SYLMAR, CA 91342

CASE #: 440273  
ORDER #: A-2920202  
EFFECTIVE DATE: January 08, 2012  
COMPLIANCE DATE: February 07, 2012

OWNER OF

SITE ADDRESS: 15158 W LAKESIDE ST  
ASSESSORS PARCEL NO.: 2604-024-010  
ZONE: RI; 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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.  
Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. 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), 12.08A and 12.21A.8.(b) of the L.A.M.C.

3. 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.

5-2-15

**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 \$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:**

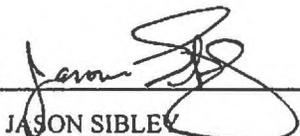
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**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 (818)374-9827. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: January 03, 2012

JASON SIBLEY  
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REVIEWED BY