

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

September 10, 2015

Council District: # 14

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

**JOB ADDRESS: 2910 EAST CESAR E. CHAVEZ AVENUE, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 5180-019-003**

On August 14, 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: **2910 East Cesar E. Chavez 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.


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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	638.55
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,605.55</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 **\$2,605.55** 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 **\$2,605.55** 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

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**Property Title Report**

**Work Order No. T11883**  
Dated as of: 07/08/2015

**Prepared for:** City of Los Angeles

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**SCHEDULE A**

(Reported Property Information)

APN #: 5180-019-003

**Property Address:** 2910 E CESAR E CHAVEZ AVE ✓ **City:** Los Angeles **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** DE LA TORRE INVESTMENT PROPERTIES LLC

**Grantor :** DE LA TORRE JR, MARIO; DE LA TORRE, ARMANDO; DE LA TORRE, CHARLES; DE LA TORRE, EDWARD; PONCE, MYRNA

**Deed Date :**

**Recorded :** 04/18/2013

**Instr No. :** 13-0581877

**MAILING ADDRESS:** DE LA TORRE INVESTMENT PROPERTIES LLC,  
305 N SOTO ST STE D LOS ANGELES CA 90033

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 3 Abbreviated Description:** LOT:3 CITY:REGION/CLUSTER: 27/27636 CLIFTON  
**TRACT LOT 3 City/Muni/Twp:** REGION/CLUSTER: 27/27636

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY:  
The Document Center  
Glendale, CA  
When Recorded Mail Document  
and Tax Statement To:  
De La Torre Investment Properties,  
LLC  
305 N. Soto St. Ste D  
Los Angeles, Ca. 90033



2

Escrow No. 9322 D  
Title Order No.

APN: 5180-019-003, 004

**GRANT DEED**

2nd

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$ none City tax \$ none  
[ ] 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Mario De La Torre, Jr, a married man as his sole and separate property, Armando De La  
Torre, an unmarried man, Myrna Ponce, a married woman as her sole and separate property,  
Edward De La Torre, a married man as his sole and separate property, & Charles De La  
Torre, a married man as his sole and separate property  
hereby GRANT(S) to  
De La Torre Investment Properties, LLC, a California Limited Liability Company

the following described real property in the City of Los Angeles  
County of Los Angeles State of California :  
Lot 4 and the Northwesterly 5 feet of Lot 5 of the Clifton Tract, as per Map recorded in  
Book 22 Page 68 of Miscellaneous Records, in the office of the county recorder of said  
county

Commonly Known As: 2916 E. Cesar E. Chavez Ave., Los Angeles, Ca.

"THE GRANTORS AND THE GRANTEES IN THIS CONVEYANCE ARE COMPRISED OF THE SAME PARTIES WHO CONTINUE TO  
HOLD THE SAME PROPORTIONATE INTEREST IN THE PROPERTY, PAT 11923(D)."

DATED: December 23, 2012

STATE OF California  
COUNTY OF Los Angeles  
ON December 27, 2012 before me,  
Rebecca Verdugo-Wong, notary public,  
personally appeared Mario De La Torre Jr.; Armando  
De La Torre; Myrna Ponce; Edward De La  
Torre; Charles De La Torre

[Signature]  
Mario De La Torre Jr.  
[Signature]  
Armando De La Torre  
[Signature]  
Myrna Ponce  
[Signature]  
Edward De La Torre  
[Signature]  
Charles De La Torre

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 Rebecca Verdugo-Wong



8D

# EXHIBIT B

ASSIGNED INSPECTOR: **GARY LYNCH**

Date: **September 11, 2015**

JOB ADDRESS: **2910 EAST CESAR E. CHAVEZ AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5018-036-017**

Last Full Title: **07/08/2015**

Last Update to Title:

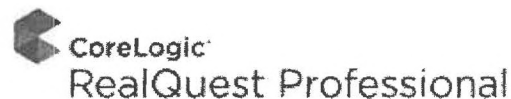
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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). DE LA TORRE INVESTMENT PROPERTIES, LLC  
305 N. SOTO ST., SUITE D  
LOS ANGELES, CA 90033  
CAPACITY: OWNERS
  
- 2). MARIO AND GRACE DE LA TORRE, TRUSTEES  
THE DE LA TORRE FAMILY TRUST  
1796 ST. ALBANS RD.  
SAN MARINO, CA 91108  
CAPACITY: OWNERS

# Property Detail Report

For Property Located At :  
**2910 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-3110**



<b>Owner Information</b>			
Owner Name:	<b>DE LA TORRE MARIO (TE) &amp; GRACE/DE LA TORRE</b>		
Mailing Address:	<b>305 N SOTO ST #D, LOS ANGELES CA 90033-1862 C046</b>		
Vesting Codes:	<b>// TE</b>		
<b>Location Information</b>			
Legal Description:	<b>CLIFTON TRACT LOT 3</b>	APN:	<b>5180-019-003</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2042.00 / 1</b>	Subdivision:	<b>CLIFTON</b>
Township-Range-Sect:		Map Reference:	<b>45-B4 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>3</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>BOYH</b>	Munic/Township:	
Neighbor Code:			
<b>Owner Transfer Information</b>			
Recording/Sale Date:	<b>04/18/2013 / 12/23/2012</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>581877</b>		
<b>Last Market Sale Information</b>			
Recording/Sale Date:	<b>06/22/1993 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:		1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>1178178</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	<b>MULTIPLE</b>
Title Company:			
Lender:			
Seller Name:	<b>OWNER RECORD</b>		
<b>Prior Sale Information</b>			
Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			
<b>Property Characteristics</b>			
Year Built / Eff:	<b>1967 / 1967</b>	Total Rooms/Offices:	
Gross Area:	<b>16,335</b>	Total Restrooms:	
Building Area:	<b>16,335</b>	Roof Type:	
Tot Adj Area:		Roof Material:	
Above Grade:		Construction:	
# of Stories:		Foundation:	
Other Improvements:		Exterior wall:	
		Basement Area:	
		Garage Area:	
		Garage Capacity:	
		Parking Spaces:	
		Heat Type:	
		Air Cond:	
		Pool:	
		Quality:	
		Condition:	
<b>Site Information</b>			
Zoning:	<b>LAC2</b>	Acres:	<b>0.12</b>
Lot Area:	<b>5,437</b>	Lot Width/Depth:	<b>x</b>
Land Use:	<b>AUTO REPAIR</b>	Commercial Units:	<b>1</b>
Site Influence:		Sewer Type:	
		County Use:	<b>AUTO SVC SHOP (2600)</b>
		State Use:	
		Water Type:	
		Building Class:	
<b>Tax Information</b>			
Total Value:	<b>\$397,982</b>	Assessed Year:	<b>2015</b>
Land Value:	<b>\$81,214</b>	Improved %:	<b>80%</b>
Improvement Value:	<b>\$316,768</b>	Tax Year:	<b>2014</b>
Total Taxable Value:	<b>\$397,982</b>	Property Tax:	<b>\$5,835.11</b>
		Tax Area:	<b>12703</b>
		Tax Exemption:	

## Comparable Sales Report

For Property Located At

**2910 E CESAR E CHAVEZ AVE, LOS ANGELES, CA 90033-3110**



**6 Comparable(s) Selected.**

Report Date: 09/10/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$1,300,000	\$12,000,000	\$4,716,667
Bldg/Living Area	16,335	14,466	17,995	15,880
Price/Sqft	\$0.00	\$76.58	\$666.85	\$290.45
Year Built	1967	1961	1985	1972
Lot Area	5,437	14,321	80,568	36,900
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$397,982	\$815,984	\$3,800,000	\$2,005,954
Distance From Subject	0.00	4.16	22.82	13.14

\*= user supplied for search only

Comp #:	1	Distance From Subject: 4.16 (miles)			
Address:	1945 S FIGUEROA ST, LOS ANGELES, CA 90007-1338				
Owner Name:	UCNP 6 LLC				
Seller Name:	ANDERSON BROTHERS LLC				
APN:	5126-003-024	Map Reference:	44-B5 /	Building Area:	14,466
County:	LOS ANGELES, CA	Census Tract:	2240.20	Total Rooms/Offices:	
Subdivision:	PARK VILLA	Zoning:	LAM1	Total Restrooms:	
Rec Date:	12/16/2014	Prior Rec Date:	10/18/1967	Yr Built/Eff:	1961 / 1961
Sale Date:	10/12/2014	Prior Sale Date:		Air Cond:	
Sale Price:	\$3,800,000	Prior Sale Price:	\$60,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1368144	Acres:	0.55		
1st Mtg Amt:		Lot Area:	24,002		
Total Value:	\$3,800,000	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 8.05 (miles)			
Address:	6125 HOLLYWOOD BLVD, LOS ANGELES, CA 90028-5303				
Owner Name:	IVY GLEN PROPERTIES LLC				
Seller Name:	PEP BOYS MANNY MOE & JACK OF CA				
APN:	5546-032-400	Map Reference:	34-C3 /	Building Area:	17,995
County:	LOS ANGELES, CA	Census Tract:	1910.00	Total Rooms/Offices:	
Subdivision:	DEL MAR TR HOLLYWOOD	Zoning:	LAC4	Total Restrooms:	
Rec Date:	01/27/2015	Prior Rec Date:		Yr Built/Eff:	1972 /
Sale Date:	01/23/2015	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$12,000,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	92521	Acres:	0.55		
1st Mtg Amt:		Lot Area:	23,800		
Total Value:	\$1,541,720	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 13.56 (miles)			
Address:	11658 ARTESIA BLVD, ARTESIA, CA 90701				
Owner Name:	RMS LLC				
Seller Name:	COLE LARRY				
APN:	7035-021-032	Map Reference:	82-A5 /	Building Area:	16,975
County:	LOS ANGELES, CA	Census Tract:	5548.02	Total Rooms/Offices:	
Subdivision:	LOS COYOTES RHO	Zoning:	ATCG*	Total Restrooms:	
Rec Date:	08/21/2015	Prior Rec Date:		Yr Built/Eff:	1969 /
Sale Date:	08/07/2015	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,300,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	1031082	Acres:	0.33		
1st Mtg Amt:		Lot Area:	14,321		
Total Value:	\$815,984	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 14.1 (miles)			
Address:	6039 LANKERSHIM BLVD, NORTH HOLLYWOOD, CA 91606-4805				
Owner Name:	ZAKS GARY & IRENA				
Seller Name:	LANKERSHIM-NMS LLC				
APN:	2338-007-049	Map Reference:	16-D6 /	Building Area:	15,168
County:	LOS ANGELES, CA	Census Tract:	1241.05	Total Rooms/Offices:	

Subdivision:	<b>6516</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>08/04/2015</b>	Prior Rec Date:		Yr Built/Eff:	<b>1985 /</b>
Sale Date:	<b>05/13/2015</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$2,000,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>949398</b>	Acres:	<b>1.02</b>		
1st Mtg Amt:		Lot Area:	<b>44,440</b>		
Total Value:	<b>\$1,761,710</b>	# of Stories:			
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>5</b>	Distance From Subject:	<b>16.16 (miles)</b>
Address:	<b>9007 SUNLAND BLVD, SUN VALLEY, CA 91352-2070</b>		
Owner Name:	<b>FREEMAN FAMILY RENTALS LLC</b>		
Seller Name:	<b>PROFUND II LLC</b>		
APN:	<b>2408-005-036</b>	Map Reference:	<b>9-E6 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1211.02</b>
Subdivision:	<b>LOS ANGELES LAND &amp; WATER COS</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>04/17/2015</b>	Prior Rec Date:	<b>08/30/2013</b>
Sale Date:	<b>12/04/2014</b>	Prior Sale Date:	<b>08/21/2013</b>
Sale Price:	<b>\$3,450,000</b>	Prior Sale Price:	<b>\$2,115,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>431151</b>	Acres:	<b>0.79</b>
1st Mtg Amt:	<b>\$1,150,000</b>	Lot Area:	<b>34,270</b>
Total Value:	<b>\$2,157,257</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>15,790</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1985 / 1985</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

Comp #:	<b>6</b>	Distance From Subject:	<b>22.82 (miles)</b>
Address:	<b>8420 RESEDA BLVD, NORTHRIDGE, CA 91324</b>		
Owner Name:	<b>HARRIDGE CADILLAC GROUP LLC</b>		
Seller Name:	<b>LEHR PROPERTIES LP</b>		
APN:	<b>2786-021-017</b>	Map Reference:	<b>14-C1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1154.03</b>
Subdivision:	<b>25360</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>03/27/2015</b>	Prior Rec Date:	
Sale Date:	<b>02/19/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$5,750,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>335543</b>	Acres:	<b>1.85</b>
1st Mtg Amt:		Lot Area:	<b>80,568</b>
Total Value:	<b>\$1,959,053</b>	# of Stories:	
Land Use:	<b>AUTO REPAIR</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>14,888</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1965 / 1966</b>
		Air Cond:	
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: **GARY LYNCH**  
JOB ADDRESS: **2910 EAST CESAR E. CHAVEZ AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5018-036-017**

Date: **September 11, 2015**

CASE#: **473143**  
ORDER NO: **A-3062459**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 30, 2012**  
COMPLIANCE EXPECTED DATE: **August 14, 2012**  
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3062459

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT  
HELENA JUBANY  
VICE-PRESIDENT  
VAN AMBATTILOS  
VICTOR H. CUEVAS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

MARIO & GRACE DELATORRE, TRS DE LA TORRE FAMILY  
233 COUNTRY CLUB DRIVE #D  
SAN GABRIEL, CA 91775

CASE #: 473143  
ORDER #: A-3062459  
EFFECTIVE DATE: July 30, 2012  
COMPLIANCE DATE: August 14, 2012

OWNER OF  
SITE ADDRESS: 2910 E CESAR E CHAVEZ AVE  
ASSESSORS PARCEL NO.: 5180-019-003  
ZONE: C2; Commercial 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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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 wall sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove the approximate 10'x28'painted wall sign or obtain all required permits and approvals.

Code Section(s) in Violation: 14.4.10, 91.6211, 12.21A.1(a) of the L.A.M.C.

Location: Facing Cesar E Chavez Ave.

2. The temporary sign is in violation of Chapter 1, Article 4 of the L.A.M.C.

You are therefore ordered to: Remove all temporary signs that were installed without a permit. A permit can be obtained for a period of not more than 30 days and not reinstalled for a period of 30 days, and shall not exceed a total of 90 days in any calendar year.

Code Section(s) in Violation: 14.4.16, 12.21A.1(a) of the L.A.M.C.

Location: Exterior wall facing Cesar E Chavez.



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

PDJ  
JUL 23 2012

Comments: Remove the approximate 4'x20' banner and approximate 10'x28' painted wall sign.

**3. The banner and painted wall signs require a permit.**

You are therefore ordered to: Obtain all required permits for the banner and painted wall signs.

Code Section(s) in Violation: 91.6201.2, 91.106.1.1, 91.103.3, 12.21A.1.(a) of the L.A.M.C.

Location: Exterior wall facing E Cesar E Chavez Ave.

Comments: Remove the approximate 4x20 foot banner and 10x28 foot painted wall sign or obtain all required permits and approvals.

**NON-COMPLIANCE FEE WARNING:**

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.

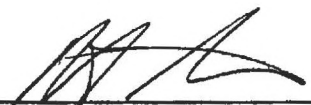
**APEAL PROCEDURES:**

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 err 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 (213)252-3089.

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

Inspector: \_\_\_\_\_



Date: July 23, 2012

ROBERT SUNSERI  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3089

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REVIEWED BY