

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

NANCY YAP  
VICE PRESIDENT

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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

April 3, 2025

Council District: # 15

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

**JOB ADDRESS: 11916 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

**ASSESSORS PARCEL NO. (APN): 6088-026-010**

Re: Invoice #839194-0

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: **11916 South Figueroa 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 May 24, 2021, 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	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

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 **\$1,276.56** 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 **\$1,276.56** 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: HOLLY L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T17910***  
***Dated as of: 04/11/2024***

***Prepared for: City of Los Angeles***

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***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6088-026-010***

***Property Address: 11916 S FIGUEROA ST    City: Los Angeles    County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee: UNLIMITED CONCEPTS & DEVELOPMENT INC.***

***Grantor: BAHMAN EZZATI***

***Deed Date : 03/23/2016***

***Recorded : 03/25/2016***

***Instr No. : 16-0328237***

***MAILING ADDRESS: UNLIMITED CONCEPTS & DEVELOPMENT INC.  
PO BOX 55401, SHERMAN OAKS, CA 91413-0401***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 102 Tract No: 3777 Brief Description: TRACT # 3777 LOT 102***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD



20160328237



Pages:  
0005

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

03/25/16 AT 08:00AM

FEES:	51.00
TAXES:	0.00
OTHER:	0.00
PAID:	51.00

PCOR SURCHARGE \$20.00



LEADSHEET



201603250220001

00011871477



007454273

SEQ:  
05

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T52

RECORDING REQUESTED BY  
PACIFIC COAST TITLE

2

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE  
SHOWN BELOW, MAIL TAX STATEMENT TO:

Unlimited Concepts &  
Development Inc.  
P. O. Box 55401  
Sherman Oaks, CA 91413



Escrow No: 3-61760-2  
Title Order No: 94728655-33

### Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

Tax Parcel No. 6088-026-010 an

DOCUMENTARY TRANSFER TAX IS \$ NONE CITY TAX \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,

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 R & T 11923(d)

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

**BAHMAN EZZATI, A SINGLE MAN**

THE GRANTORS AND THE GRANTEE IN THE  
CONVEYANCE ARE COMPRISED OF THE SAME PARTIES  
WHO CONTINUE TO HOLD THE SAME PROPORTIONATE  
INTEREST IN THE PROPERTY, R & T 11923(d).

Hereby GRANT(S) to

**Unlimited Concepts & Development Inc., A California Corporation**

The following described real property in the City of Los Angeles, County of Los Angeles, State of California

Lots 102 and 103 of Tract No. 3777, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 58, page 40 of Maps, in the office of the County Recorder of said County.

DATED: March 23, 2016

BAHMAN EZZATI

**SEE EXHIBIT "A"  
ATTACHED**

5

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

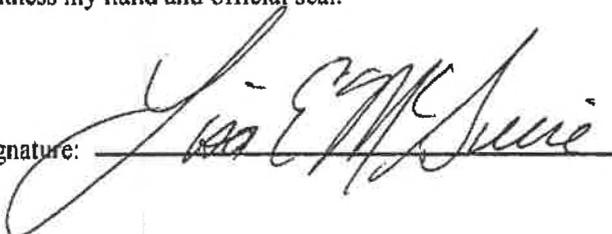
ON MARCH 23, 2016 before me, Lisa E. McGuire, a Notary Public in and for said State, personally appeared

BAHMAN EZZATI

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: 



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 102 AND 103 OF TRACT NO. 3777, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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## Pacific Coast Title Company Privacy Statement

Effective Date: Sept. 26, 2011

Pacific Coast Title Company and its subsidiaries ("PCT") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains PCT's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. PCT follows the privacy practices described in this Privacy Statement and, depending on the business performed, PCT companies may share information as described herein.

### Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

### Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures.

Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other PCT companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

### Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.



# Property Detail Report

For Property Located At :

**11916 S FIGUEROA ST, LOS ANGELES, CA 90061-1414**



**Owner Information**

Owner Name: **UNLIMITED CONCEPTS &/DEVELOPMENT INC**  
 Mailing Address: **PO BOX 55401, SHERMAN OAKS CA 91413-0401 B012**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT # 3777 LOT 102</b>	APN:	6088-026-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2413.00 / 1	Subdivision:	3777
Township-Range-Sect:		Map Reference:	58-A5 /
Legal Book/Page:	58-40	Tract #:	3777
Legal Lot:	102	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C36	Munic/Township:	LOS ANGELES
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	03/25/2016 / 03/23/2016	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	328237		

**Last Market Sale Information**

Recording/Sale Date:	03/17/2016 / 03/16/2016	1st Mtg Amount/Type:	/
Sale Price:	\$130,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	294022	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$185.71
New Construction:		Multi/Split Sale:	
Title Company:	PACIFIC COAST TITLE CO.		
Lender:			
Seller Name:	ADAMS SHERRI		

**Prior Sale Information**

Prior Rec/Sale Date:	11/01/1985 / 10/1985	Prior Lender:	
Prior Sale Price:	\$55,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1300986	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

**Property Characteristics**

Year Built / Eff:	1949 / 1951	Total Rooms/Offices:		Garage Area:	
Gross Area:	700	Total Restrooms:	1	Garage Capacity:	
Building Area:	700	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	TAR & GRAVEL	Heat Type:	
Above Grade:		Construction:		Air Cond:	YES
# of Stories:	1	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	LAC2	Acres:	0.06	County Use:	RESTAURANT/TAVERN (2100)
Lot Area:	2,500	Lot Width/Depth:	x	State Use:	
Land Use:	RESTAURANT BUILDING	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$76,800	Assessed Year:	2023	Property Tax:	\$1,153.14
Land Value:	\$71,112	Improved %:	7%	Tax Area:	7
Improvement Value:	\$5,688	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$76,800				

**Comparable Sales Report**

For Property Located At



**11916 S FIGUEROA ST, LOS ANGELES, CA 90061-1414**

**3 Comparable(s) Selected.**

Report Date: 04/23/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$130,000	\$390,000	\$1,100,000	\$663,333
Bldg/Living Area	700	700	785	744
Price/Sqft	\$185.71	\$521.39	\$1,401.27	\$878.98
Year Built	1949	1946	1965	1956
Lot Area	2,500	751	10,381	5,711
Bedrooms	0	0	0	0
Bathrooms/Restrooms	1	0	0	0
Stories	1.00	1.00	1.00	1.00
Total Value	\$76,800	\$121,180	\$192,474	\$164,280
Distance From Subject	0.00	6.04	15.20	10.39

\*= user supplied for search only

Comp #:	1	Distance From Subject: <b>6.04 (miles)</b>			
Address:	<b>4301 LONG BEACH AVE, LOS ANGELES, CA 90058-1511</b>				
Owner Name:	<b>PEREZ WALTER</b>				
Seller Name:	<b>LIN CHING H</b>				
APN:	<b>5116-021-012</b>	Map Reference:	<b>52-D2 /</b>	Building Area:	<b>748</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2281.00</b>	Total Rooms/Offices:	
Subdivision:	<b>BOWEN &amp; DOLTONS</b>	Zoning:	<b>LAM1</b>	Total Restrooms:	
Rec Date:	<b>01/29/2024</b>	Prior Rec Date:	<b>02/24/2021</b>	Yr Built/Eff:	<b>1958 / 1958</b>
Sale Date:	<b>01/18/2024</b>	Prior Sale Date:	<b>02/16/2021</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$390,000</b>	Prior Sale Price:	<b>\$185,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>60300</b>	Acres:	<b>0.02</b>		
1st Mtg Amt:	<b>\$370,500</b>	Lot Area:	<b>751</b>		
Total Value:	<b>\$192,474</b>	# of Stories:			
Land Use:	<b>RESTAURANT BUILDING</b> Park Area/Cap#: /				

Comp #:	2	Distance From Subject: <b>9.93 (miles)</b>			
Address:	<b>10043 ARTESIA PL, BELLFLOWER, CA 90706-6726</b>				
Owner Name:	<b>ARTESIA PLACE PARTNERS LLC</b>				
Seller Name:	<b>CAMPISI LUKE S &amp; DANA L</b>				
APN:	<b>7161-005-012</b>	Map Reference:	<b>66-C5 /</b>	Building Area:	<b>700</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5544.05</b>	Total Rooms/Offices:	
Subdivision:	<b>SOMERSET ACRES</b>	Zoning:	<b>BFCG*</b>	Total Restrooms:	

Rec Date:	<b>12/19/2023</b>	Prior Rec Date:	<b>04/14/1986</b>	Yr Built/Eff:	<b>1946 / 1946</b>
Sale Date:	<b>12/04/2023</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$500,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>889180</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:	<b>\$500,000</b>	Lot Area:	<b>6,000</b>		
Total Value:	<b>\$179,186</b>	# of Stories:	<b>1</b>		
Land Use:	<b>RESTAURANT BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>15.20 (miles)</b>
Address:	<b>1811 S SAN GABRIEL BLVD, SAN GABRIEL, CA 91776-3929</b>		
Owner Name:	<b>COSMOPOLIS FUND INVESTMENT LLC</b>		
Seller Name:	<b>BANANDO FAMILY TRUST</b>		
APN:	<b>5370-023-029</b>	Map Reference:	<b>37-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4814.03</b>
Subdivision:	<b>11212</b>	Zoning:	<b>SLC1*</b>
Rec Date:	<b>01/02/2024</b>	Prior Rec Date:	
Sale Date:	<b>11/21/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$1,100,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>1281</b>	Acres:	<b>0.24</b>
1st Mtg Amt:		Lot Area:	<b>10,381</b>
Total Value:	<b>\$121,180</b>	# of Stories:	
Land Use:	<b>RESTAURANT BUILDING</b>	Park Area/Cap#:	<b>/</b>
		Building Area:	<b>785</b>
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	<b>1965 / 1965</b>
		Air Cond:	<b>NONE</b>
		Pool:	
		Roof Mat:	

# EXHIBIT D

ASSIGNED INSPECTOR: **PAUL BECKER**

Date: **April 3, 2025**

JOB ADDRESS: **11916 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6088-026-010**

CASE NO.: **905428**

ORDER NO.: **A-5501176**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 24, 2021**

COMPLIANCE EXPECTED DATE: **June 23, 2021**

DATE COMPLIANCE OBTAINED: **June 30, 2021**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5501176

1810216202953527

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATELOS  
PRESIDENT**

**JAVIER NUNEZ  
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
ELVIN W MOON**

**CITY OF LOS ANGELES  
CALIFORNIA**



**ERIC GARCETTI  
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**

**C/O BAHMAN EZZATI UNLIMITED CONCEPTS AND  
DEVELOPMENT INC  
PO BOX 55401  
SHERMAN OAKS, CA 91413**

**CASE #: 905428**

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

**ORDER #: A-5501176  
EFFECTIVE DATE: May 24, 2021  
COMPLIANCE DATE: June 23, 2021**

**MAY 13 2021**

**OWNER OF**

**SITE ADDRESS: 11916 S FIGUEROA ST  
ASSESSORS PARCEL NO.: 6088-026-010  
ZONE: C2; Commercial Zone**

To the address as shown on the  
last equalized assessment roll.  
Initiated by RV

**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. Unapproved use of the Parking lot being used as RV Park and living in RV**

You are therefore ordered to: Discontinue the unapproved occupancy of trailer and use of the parking lot as RV park.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Parking lot

Comments: Remove all RV's or obtain proper permits

**2. Electrical work has been done without the required permits and approvals. Splice extension cords providing power to RV's**

You are therefore ordered to: Remove all spliced extension cords running to RV's

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Electrical cords running to RV's

is 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

**INSPECTOR COPY**

Comments: Remove all spliced extension cords running to RV's

**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 (310)732-4531.

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

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



Date: May 10, 2021

BRIAN CHRISTIAN  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531

Brian.Christian@lacity.org



REVIEWED BY

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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