

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

April 28, 2025

Council District: # 9

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

JOB ADDRESS: **423 EAST 25<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5127-013-020**  
Re: Invoice #847509-9

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: **423 East 25<sup>th</sup> 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 September 14, 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	35.00
<b>Grand Total</b>	<b>\$ 1,281.56</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 **\$1,281.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,281.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: 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. T17999**  
**Dated as of: 04/23/2024**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A*** ***(Reported Property Information)***

**APN #: 5127-013-020**

**Property Address:** 423 E 25TH ST      **City:** Los Angeles      **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** LESTER O. LACAYO-MARTINEZ AND RICARDO LOPEZ RODRIGUEZ

**Grantor :** TDC PACIFIC PROPERTIES

**Deed Date :** 05/17/2016

**Recorded :** 07/22/2016

**Instr No. :** 16-0861301

**MAILING ADDRESS:** LESTER O. LACAYO-MARTINEZ AND RICARDO LOPEZ RODRIGUEZ  
423 E 25TH ST, LOS ANGELES, CA 90011-1506

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number:** 34,35 **Subdivision Name:** THE GAREY PLACE TRACT **Brief Description:** STEPHENSON'S  
SUB OF A POR OF GAREY PLACE TRACT SE 36 FT OF NW 109 FT OF LOTS 34 AND LOT 35

### **MORTGAGES/LIENS**

**Type of Document:** DEED OF TRUST

**Recording Date:** 07/22/2016

**Document #:** 16-0861302

**Loan Amount:** \$382,936

**Lender Name:** RIGHT STAR MORTGAGE INC.

**Borrowers Name:** LESTER O. LACAYO-MARTINEZ AND RICARDO LOPEZ RODRIGUEZ

**MAILING ADDRESS:** RIGHT STAR MORTGAGE INC.  
3452 E. FOOTHILL BLVD, STE 700 PASADENA, CA 91107



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. T18370***  
***Dated as of: 04/22/2025***

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

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### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 5127-013-020***

***Property Address: 423 E 25TH ST      City: Los Angeles      County: Los Angeles***

#### **VESTING INFORMATION**

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

***Grantee: LESTER O. LACAYO MARTINEZ AND GOLDEN ROSMERY MARTINEZ***

***Grantor: LESTER O. LACAYO MARTINEZ AND RICARDO LOPEZ RODRIGUEZ***

***Deed Date : 04/18/2024***

***Recorded : 04/22/2024***

***Instr No. : 24-0262640***

***MAILING ADDRESS: LESTER O. LACAYO MARTINEZ AND GOLDEN ROSMERY MARTINEZ***  
***423 E 25TH ST, LOS ANGELES, CA 90011-1506***

### ***SCHEDULE B***

#### **LEGAL DESCRIPTION**

***Lot Number: 34,35 Subdivision Name: THE GAREY PLACE TRACT Brief Description: STEPHENSON'S***  
***SUB OF A POR OF GAREY PLACE TRACT SE 36 FT OF NW 109 FT OF LOTS 34 AND LOT 35***

#### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20240262640**



Pages:  
0005

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

04/22/24 AT 01:48PM

FEES:	41.00
TAXES:	0.00
OTHER:	0.00
<hr/> PAID:	41.00



LEADSHEET



202404223290024

00024395289



014647673

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Golden Rosmery Ct.

STREET ADDRESS

423-425 E. 25 St

CITY, STATE &  
ZIP CODE

Los Angeles C.A 90011

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).
- ☒ Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

RECORDING REQUESTED BY:

Lester O. Lacayo Martinez  
423 E. 25<sup>th</sup> Street  
Los Angeles. Ca 90011

APN: 5127-013-020

When Recorded Mail Document and Tax Statements to:

LESTER O. LACAYO MARTINEZ &  
GOLDEN ROSMERY MARTINEZ  
423 E. 25<sup>TH</sup> STREET.  
LOS ANGELES, CA 90011

SPACE ABOVE THIS LINE IS FOR

## Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$0.00

*GIFT*

☒ (X) computed on full value of property conveyed, or

☐ ( ) computed on full value less of liens and encumbrances remaining at time of sale.

☐ ( ) Unincorporated area: ☒ (✓) City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
LESLER O. LACAYO MARTINEZ, A SINGLE MAN AND RICARDO LOPEZ RODRIGUEZ, A SINGLE MAN, AS JOINT  
TENANTS.

hereby GRANT(S) to

LESTER O. LACAYO MARTINEZ, A SINGLE MAN AND GOLDEN ROSMERY MARTINEZ, A SINGLE WOMAN, AS JOINT  
TENANTS.

that property in

423 E. 25<sup>TH</sup> STREET, LOS ANGELES, CA 90011, STATE OF CALIFORNIA  
SEE EXHIBIT 'A' HEREIN ATTACHED

Date: April 18, 2024

*Ricardo Lopez Rodriguez*  
RICARDO LOPEZ RODRIGUEZ

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

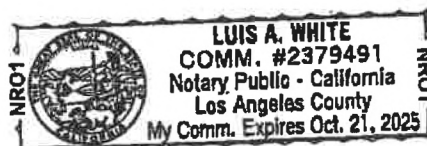
On 4/22/2024 before me, Luis A. White, Notary Public  
(Insert Name of Notary Public and Title)  
personally appeared RICARDO LOPEZ RODRIGUEZ

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)



ORDER NO.: 10382802

3

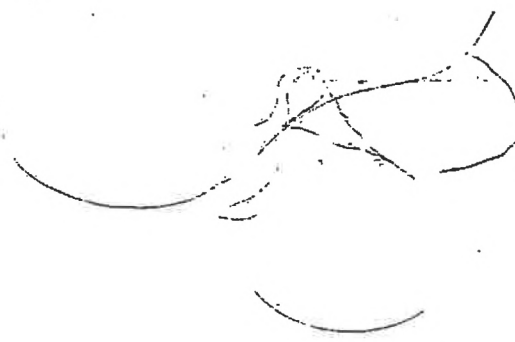
EXHIBIT "A"

THE EAST 38 FEET OF THE WEST 109 FEET OF LOTS 34 AND 35 OF STEPHENSON'S SUBDIVISION OF A PART OF THE GAREY PLACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 577 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY PORTION INCLUDED IN THE LINES OF THE 30 FOOT STREET ON THE SOUTH AS SHOWN ON MAP RECORDED IN BOOK 5, PAGE 320 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED JULY 31, 1978 AS INSTRUMENT NO. 78-833338, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 5127-013-020



# EXHIBIT B

ASSIGNED INSPECTOR: **DANIEL GUEVARA**  
JOB ADDRESS: **423 EAST 25<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5127-013-020**

**Date: April 28, 2025**

Last Full Title: **04/23/2024**

Last Update to Title: **04/22/2025**

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## **LIST OF OWNERS AND INTERESTED PARTIES**

- 1) LESTER O. LACAYO MARTINEZ AND  
GOLDEN ROSMERY MARTINEZ  
423 EAST 25<sup>TH</sup> STREET  
LOS ANGELES, CA 90011-1506

CAPACITY: OWNERS



**Property Detail Report**

For Property Located At :

**423 E 25TH ST, LOS ANGELES, CA 90011-1506**

Bldg Card: 000 of 002

**Owner Information**

Owner Name: **MARTINEZ LESTER O/MARTINEZ GOLDEN R**  
 Mailing Address: **423 E 25TH ST, LOS ANGELES CA 90011-1506 C012**  
 Vesting Codes: **SM // JT**

**Location Information**

Legal Description: **STEPHENSON'S SUB OF A POR OF GAREY PLACE TRACT SE 36 FT OF NW 109 FT OF LOTS 34 AND LOT 35**

County:	LOS ANGELES, CA	APN:	5127-013-020
Census Tract / Block:	2264.10 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	STEPHENSONS SUB
Legal Book/Page:		Map Reference:	44-C6 /
Legal Lot:	35	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C42	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

**Owner Transfer Information**

Recording/Sale Date:	04/22/2024 / 04/18/2024	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	262640		

**Last Market Sale Information**

Recording/Sale Date:	07/22/2016 / 05/17/2016	1st Mtg Amount/Type:	\$382,936 / FHA
Sale Price:	\$390,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	861302
Document #:	861301	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$290.83
New Construction:		Multi/Split Sale:	
Title Company:	PROVIDENT TITLE		
Lender:	RIGHT START MTG INC		
Seller Name:	TDC PACIFIC PROPERTIES		

**Prior Sale Information**

Prior Rec/Sale Date:	08/05/2004 / 06/30/2004	Prior Lender:	INTERNATIONAL MTG CO
Prior Sale Price:	\$320,000	Prior 1st Mtg Amt/Type:	\$256,000 / CONV
Prior Doc Number:	2015088	Prior 1st Mtg Rate/Type:	7.03 / ADJUSTABLE INT RATE

Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	1,341	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1913 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD2	Acres:	0.08	County Use:	DUPLEX (0200)
Lot Area:	3,601	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$435,047	Assessed Year:	2023	Property Tax:	\$5,473.94
Land Value:	\$282,224	Improved %:	35%	Tax Area:	4
Improvement Value:	\$152,823	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$435,047				

# EXHIBIT D

ASSIGNED INSPECTOR: **DANIEL GUEVARA**  
JOB ADDRESS: **423 EAST 25<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5127-013-020**

**Date: April 28, 2025**

**CASE NO.: 921910**  
**ORDER NO.: A-5572487**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 14, 2021**  
COMPLIANCE EXPECTED DATE: **October 14, 2021**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5572487

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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

**SUBSTANDARD ORDER AND NOTICE OF FEE**

RODRIGUEZ, RICARDO L AND LACAYO MARTINEZ LESTER O  
423 E 25TH ST  
LOS ANGELES, CA 90011

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

SEP 02 2021

CASE #: 921910  
ORDER #: A-5572487  
EFFECTIVE DATE: September 14, 2021  
COMPLIANCE DATE: October 14, 2021

OWNER OF  
SITE ADDRESS: 423 E 25TH ST  
ASSESSORS PARCEL NO.: 5127-013-020  
ZONE: RD2; Min. Per Unit 2,000

To the address as shown on the  
last equalized assessment roll.  
Initialed by mw

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

1. The building or premises is Substandard due to illegal occupancy of the two Dwelling as a triplex.

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the property.

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

Comments: The two Dwelling units were interconnected with an unapproved addition creating a triplex, some interior remodel was done to accommodate the unapproved units.

**2. The approximate 50' x 30' construction of an addition was/is 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), AND 2) restore the existing approved/permitted structure to its original condition if it was altered in any way, 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.

Location: Throughout the property.

Comments: An irregular shaped addition was constructed connecting the two dwellings.

**3. Security bars or grilles were installed on the required emergency escape and rescue openings without approved release mechanisms.**

You are therefore ordered to: Provide or maintain emergency escape and rescue openings in all sleeping rooms.

Code Section(s) in Violation: 91.5R310.4, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Emergency escape and rescue openings

**4. Unapproved water heater replacement and/or relocation.**

You are therefore ordered to: Obtain required permits for the replacement of the water heater and make it comply with all provisions of the L.A.M.C. Any water heater which is installed outside the building shall be installed in an approved enclosure.

Code Section(s) in Violation: 91.8112, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Side yard

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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.

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](http://www.ladbs.org)



101021520223475498

**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.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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 (213)978-4497.

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

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

Date: August 31, 2021

MARIO CUEVAS  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4497

Mario.Cuevas@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](http://www.ladbs.org)