

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
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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

July 14, 2025

Council District: # 15

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

JOB ADDRESS: 1330 WEST 187TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6109-019-043
Re: Invoice #881226-9

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: **1330 West 187th Place, 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 December 22, 2022 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
Grand Total	\$ 1,276.56

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

Property Title Report

Work Order No. T18198
Dated as of: 09/24/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6109-019-043

Property Address: 1330 W 187TH PL City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: HILDA LUCIA MORENO

Grantor: LAURA GOMEZ

Deed Date : 04/21/2021

Recorded : 04/26/2021

Instr No. : 21-0653109

MAILING ADDRESS: HILDA LUCIA MORENO
1330 W 187TH PL, GARDENA, CA 90248-4135

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 48,49 Tract No: 17788 Brief Description: TR=17788 EX OF ST LOTS 48 AND 49

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20210653109



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

04/26/21 AT 08:00AM

Pages:
0004

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	103.00



LEADSHEET



202104260110053

00020366452



012126455

**SEQ:
01**

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

WHEN RECORDED MAIL TO:

Hilda Lucia Moreno
1330 W 187TH PL
Gardena CA 90248

DOCUMENTARY TRANSFER TAX \$ 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

.....Computed on the consideration or value of property conveyed; OR

.....Computed on the consideration or value less liens or encumbrances

remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

APN #6109-019-043

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Laura Gomez, a single woman.

hereby GRANT(S) to:

Hilda Lucia Moreno, a single woman.

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This is a bona fide gift and the grantor received nothing in return R&T 11911.

Property commonly known as: 1330 W 187th Pl Gardena CA 90248

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 the document.

Dated April 21, 2021

STATE OF CALIFORNIA } ss
COUNTY OF Los Angeles }

On April 21, 2021

Before me, Michael Helin, Notary Public,
personally appeared

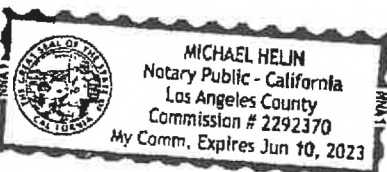
Laura Gomez

Who proved to me (or 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

[Signature]



(This area for official notarial seal)

Exhibit "A"

Legal Description

A.P.N.: 6109-019-043

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

PARCEL 1:

LOT 48 OF TRACT NO. 17788, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 501, PAGE(S) 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAND.

EXCEPT THEREFROM THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THEREOF ALONG THE WESTERLY LINE OF SAID LOT NORTHERLY 27 FEET THEN TO A DIRECT LINE SOUTHEASTERLY TO A POINT IN THE EASTERLY LINE OF SAID LOT DISTANT ALONG SAID EASTERLY LINE NORTHERLY 21.84 FEET FROM THE SOUTHERLY CORNER OF SAID LOT, THENCE ALONG SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT SOUTHERLY AND WESTERLY RESPECTIVELY TO THE POINT OF BEGINNING, AS GRANTED TO THE STATE OF CALIFORNIA, IN DEED RECORDED JANUARY 28, 1960.

ALSO EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS MINERALS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND, AS RESERVED BY CLINT OWEN CAMPBELL, ET EX., RECORDED NOVEMBER 23, 1945 IN BOOK 22501 PAGE 190 OFFICIAL RECORDS.

THE SURFACE RIGHT TO A DEPTH OF 100 FEET WERE RELEASED BY A DEED EXECUTED BY CLINT OWEN CAMPBELL AND LILIAN MARIE CAMPBELL, HIS WIFE, RECORDED OCTOBER 13, 1953 IN BOOK 42897 PAGE 357 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS BREA, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES LYING IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY BOYD T. CITTON, A MARRIED MAN, IN DEED RECORDED FEBRUARY 18, 1960 IN BOOK D753 PAGE 802, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 49, TRACT 17788, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 501 PAGES 25 AND 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 49, DISTANT THEREON 58.90 FEET NORTHERLY FROM THE SOUTHERLY CORNER OF SAID LOT; THENCE WEST IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT THEREON 72.78 FEET NORTHERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 49.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING
BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

EXHIBIT B

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **1330 WEST 187TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6109-019-043**

Date: July 14, 2025

Last Full Title: **09/24/2024**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|-----------------|
| 1) HILDA LUCIA MORENO
1330 W. 187 TH PLACE
GARDENA, CA 90248-4135 | CAPACITY: OWNER |
|--|-----------------|

Property Detail Report**For Property Located At :****1330 W 187TH PL, GARDENA, CA 90248-4135****Owner Information**

Owner Name: **MORENO HILDA L**
 Mailing Address: **1330 W 187TH PL, GARDENA CA 90248-4135 C023**
 Vesting Codes: **//**

Location Information

Legal Description:	TR=17788 EX OF ST LOTS 48 AND 49		
County:	LOS ANGELES, CA	APN:	6109-019-043
Census Tract / Block:	2913.00 / 1	Alternate APN:	6109-019-041
Township-Range-Sect:		Subdivision:	17788
Legal Book/Page:	501-25	Map Reference:	68-F1 /
Legal Lot:	48	Tract #:	17788
Legal Block:		School District:	LOS ANGELES
Market Area:	120	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	04/26/2021 / 04/21/2021	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	653109		

Last Market Sale Information

Recording/Sale Date:	01/13/2021 / 01/08/2021	1st Mtg Amount/Type:	\$488,000 / CONV
Sale Price:	\$610,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	69762
Document #:	69761	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$569.03
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE CO GLENDA		
Lender:	ROYAL PACIFIC FNDG CORP		
Seller Name:	B & J CAPITAL GROUP INVESTMENTS		

Prior Sale Information

Prior Rec/Sale Date:	09/22/2020 / 09/15/2020	Prior Lender:	
Prior Sale Price:	\$467,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1152054	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,072	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:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1954	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

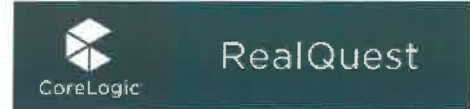
Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,082	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$534,973	Assessed Year:	2023	Property Tax:	\$6,960.89
Land Value:	\$378,913	Improved %:	29%	Tax Area:	309
Improvement Value:	\$156,060	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$534,973				

Comparable Sales Report

For Property Located At

**1330 W 187TH PL, GARDENA, CA 90248-4135****3 Comparable(s) Selected.**

Report Date: 10/03/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$610,000	\$730,000	\$875,000	\$807,333
Bldg/Living Area	1,072	1,104	1,130	1,119
Price/Sqft	\$569.03	\$650.04	\$774.34	\$721.47
Year Built	1954	1952	1954	1953
Lot Area	6,082	5,349	5,721	5,563
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$534,973	\$78,218	\$466,806	\$247,132
Distance From Subject	0.00	0.15	0.38	0.26

* = user supplied for search only

Comp #1

Distance From Subject: 0.15 (miles)

Address:	1226 W 187TH ST, GARDENA, CA 90248-4125		
Owner Name:	VILLARREAL MARK A/VILLARREAL VICTORIA E		
Seller Name:	DUNNE LINDA Y		
APN:	6109-017-018	Map Reference:	68-F1 /
County:	LOS ANGELES, CA	Census Tract:	2913.00
Subdivision:	18577	Zoning:	LAR1
Rec Date:	08/19/2024	Prior Rec Date:	
Sale Date:	08/02/2024	Prior Sale Date:	
Sale Price:	\$730,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	554710	Acres:	0.13
1st Mtg Amt:	\$716,777	Lot Area:	5,620
Total Value:	\$78,218	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,123
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #2

Distance From Subject: 0.25 (miles)

Address:	1222 W 184TH ST, GARDENA, CA 90248-4016		
Owner Name:	BALLESTEROS SHANTREL		
Seller Name:	EZ HERITAGE CONSTRUCTION LLC		
APN:	6109-007-008	Map Reference:	63-F6 /
County:	LOS ANGELES, CA	Census Tract:	2913.00
		Living Area:	1,130
		Total Rooms:	5

Subdivision:	19027	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/19/2024	Prior Rec Date:	04/05/2024	Bath(F/H):	2 /
Sale Date:	06/20/2024	Prior Sale Date:	03/19/2024	Yr Built/Eff:	1954 / 1954
Sale Price:	\$875,000	Prior Sale Price:	\$710,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	479870	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$545,000	Lot Area:	5,721	Pool:	
Total Value:	\$196,373	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject: 0.38 (miles)			
Address:	1259 ELECTRIC ST, GARDENA, CA 90248-3346				
Owner Name:	TAKIGAWA JOHN/TAKIGAWA TINA				
Seller Name:	CLEM ROBERT & KATIE				
APN:	6111-027-024	Map Reference:	63-F6 /	Living Area:	1,104
County:	LOS ANGELES, CA	Census Tract:	6032.00	Total Rooms:	5
Subdivision:	17576	Zoning:	GAR1	Bedrooms:	2
Rec Date:	06/14/2024	Prior Rec Date:	10/09/2015	Bath(F/H):	1 /
Sale Date:	05/22/2024	Prior Sale Date:	09/09/2015	Yr Built/Eff:	1952 / 1956
Sale Price:	\$817,000	Prior Sale Price:	\$395,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	391132	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$400,000	Lot Area:	5,349	Pool:	
Total Value:	\$466,806	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: BRIAN CHRISTIAN
JOB ADDRESS: 1330 WEST 187TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6109-019-043

Date: July 14, 2025

CASE NO.: 972142
ORDER NO.: A-5869402

EFFECTIVE DATE OF ORDER TO COMPLY: December 22, 2022
COMPLIANCE EXPECTED DATE: January 21, 2023
DATE COMPLIANCE OBTAINED: February 8, 2024

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5869402

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
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JOHN WEIGHT
EXECUTIVE OFFICER

BOARD OF
BUILDING AND SAFETY
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JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

ROSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

ORDER TO COMPLY AND NOTICE OF FEE

HILDA L MORENO
1330 W 187TH PL
GARDENA, CA 90248

CASE #: 972142

ORDER #: A-5869402

EFFECTIVE DATE: December 22, 2022

COMPLIANCE DATE: January 21, 2023

OWNER OF

SITE ADDRESS: 1330 W 187TH PL

ASSESSORS PARCEL NO.: 6109-019-043

ZONE: R1; One-Family Zone

DEC 15 2022

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 occupancy or use of the garage as a dwelling unit.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the garage as dwelling unit .

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: Garage

Comments: 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

2. Construction done without permits or Inspections.

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.

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

Code Section(s) in Violation: 91.5R106.1.1, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage

Comments: The remodel of the garage to a dwelling unit was/is constructed without the required permits and approvals.

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:

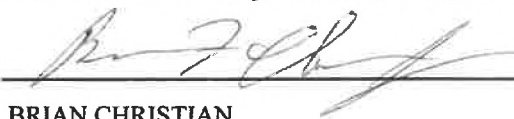
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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: December 08, 2022

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

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