

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
**BUILDING AND SAFETY  
COMMISSIONERS**

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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

October 3, 2025

Council District: # 15

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

JOB ADDRESS: **715 WEST 117<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6088-011-010**  
Re: Invoice #816231-9

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: **715 West 117<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.

Following the Department's investigation an order or orders to comply were issued on February 12, 2020 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 fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	685.99
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,025.99</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 **\$3,025.99** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,025.99** 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, Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by  
City Council on:

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. T18434***  
***Dated as of: 06/23/2025***

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

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***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6088-011-010***

***Property Address: 715 W 117TH ST      City: Los Angeles      County: Los Angeles***

***VESTING INFORMATION***

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

***Grantee: 715 WEST 117<sup>TH</sup> ST TRUST***

***Grantor: DERL BROWN II***

***Deed Date : 03/18/2013***

***Recorded : 03/20/2013***

***Instr No. : 13-0416331***

***MAILING ADDRESS: 715 WEST 117<sup>TH</sup> ST TRUST***  
***715 W 117TH ST, LOS ANGELES, CA 90044-4033***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 44 Subdivision Name: VERMONT VILLA Tract No: 2 Brief Description: VERMONT VILLA TRACT # 2 EX OF R/W LOT 44***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD

**20130416331**



Pages:  
0002

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

03/20/13 AT 10:43AM

FEES:	19.00
TAXES:	0.00
OTHER:	0.00
PAID:	19.00



LEADSHEET



201303201890011

00007420556



004729298

SEQ:  
01

DAR - Counter (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

RECORDING REQUESTED BY:  
715 WEST 117<sup>TH</sup> ST TRUST

AND WHEN RECORDED MAIL TO:

Name 715 WEST 117<sup>TH</sup> ST TRUST  
Street Address 715 W 117<sup>TH</sup> ST

City, State LOS ANGELES CA 90044  
Zip  
Order No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
City of Los Angeles or  Unincorporated Area  
City Conveyance Tax is \$ \_\_\_\_\_  
Parcel No. 6088-011-010

Documentary Transfer Tax is \$ 2  
 computed on full value of interest or property conveyed, or  
 full value less value of liens or encumbrances remaining at  
the time of sale  
Derl Brown II  
Signature of Declarant or Agent Determining Tax/ Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**DERL BROWN II a single man**

hereby GRANT(s) to

**715 WEST 117<sup>TH</sup> ST TRUST**

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

Lot 44 of Vermont Villa Tract NO. 2, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 11, Page 137 of Maps, in the Office of the County Recorder of said County. Except the North 25 Feet thereof. Also except from the remainder any portion thereof lying within tract 3326, as per map recorded in book 36 page 50 of maps, in the office of the county recorder of said county.

"This conveyance transfers an interest into a Living Trust. R&T 11930"

Dated: March 18, 2013

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } s.s.

On MAR/18/2013 before me,  
NOME SAMUEL UTOMAKILI

Notary Public, personally appeared  
DERL BROWN II

Derl Brown II  
Derl Brown II



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 N. Utomakili



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

715 West 117<sup>TH</sup> ST TRUST  
Name

715 West 117<sup>TH</sup> Street  
Street Address

LOS ANGELES CA 90044  
City & State



# Property Detail Report

For Property Located At :  
715 W 117TH ST, LOS ANGELES, CA 90044-4033

**Owner Information**

Owner Name: **DICKSON ROBERT/715 WEST 117TH ST TRUST**  
 Mailing Address: **715 W 117TH ST, LOS ANGELES CA 90044-4033 C056**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description: **VERMONT VILLA TRACT # 2 EX OF R/W LOT 44**  
 County: **LOS ANGELES, CA** APN: **6088-011-010**  
 Census Tract / Block: **2413.00 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **VERMONT VILLA #2**  
 Legal Book/Page: Map Reference: **58-A5 /**  
 Legal Lot: **44** Tract #: **2**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C36** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **03/20/2013 / 03/18/2013** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **416331**

**Last Market Sale Information**

Recording/Sale Date: **01/20/2004 / 01/05/2004** 1st Mtg Amount/Type: **\$196,000 / CONV**  
 Sale Price: **\$245,000** 1st Mtg Int. Rate/Type: **4.95 / ADJ**  
 Sale Type: **FULL** 1st Mtg Document #: **122927**  
 Document #: **122926** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$184.49**  
 New Construction: Multi/Split Sale:  
 Title Company: **DIVERSIFIED TITLE & ESCROW SVC**  
 Lender: **NEW CENTURY MTG CORP**  
 Seller Name: **BUTLER DIANE**

**Prior Sale Information**

Prior Rec/Sale Date: **10/30/1995 /** Prior Lender: **NATIONAL CHARTER MTG**  
 Prior Sale Price: **\$155,000** Prior 1st Mtg Amt/Type: **\$151,943 / FHA**  
 Prior Doc Number: **1751201** Prior 1st Mtg Rate/Type: **/ FIXED RATE LOAN**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	1,328	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:	1948 / 1948	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,664	Lot Width/Depth:	50 x 153	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$301,808	Assessed Year:	2024	Property Tax:	\$3,940.69
Land Value:	\$211,268	Improved %:	30%	Tax Area:	7
Improvement Value:	\$90,540	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$301,808				

**Comparable Sales Report**

For Property Located At



**715 W 117TH ST, LOS ANGELES, CA 90044-4033**

5 Comparable(s) Selected.

Report Date: 06/30/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$245,000	\$505,000	\$970,000	\$738,000
Bldg/Living Area	1,328	1,143	1,480	1,321
Price/Sqft	\$184.49	\$361.49	\$655.41	\$561.28
Year Built	1948	1925	1947	1938
Lot Area	7,664	5,686	9,330	7,519
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$301,808	\$55,701	\$601,703	\$361,551
Distance From Subject	0.00	0.20	0.39	0.30

\*= user supplied for search only

Comp #:1 Distance From Subject:0.20 (miles)

Address: **617 W 115TH ST, LOS ANGELES, CA 90044-4120**

Owner Name: **CASTILLO EDGAR O L**

Seller Name: **ROBERTS LEROY JR**

APN: **6088-003-013**      Map Reference: **58-A5 /**      Living Area: **1,397**

County: **LOS ANGELES, CA**      Census Tract: **2412.02**      Total Rooms:

Subdivision: **FIGUEROA HEIGHTS**      Zoning: **LAR1**      Bedrooms: **3**

Rec Date: **05/05/2025**      Prior Rec Date: **11/10/1975**      Bath(F/H): **1 /**

Sale Date: **04/21/2025**      Prior Sale Date:

Sale Price: **\$505,000**      Prior Sale Price: **\$23,000**      Yr Built/Eff: **1939 / 1939**

Sale Type: **FULL**      Prior Sale Type: **FULL**      Air Cond:

Document #: **291221**      Acres: **0.19**      Style:

1st Mtg Amt: **\$516,800**      Lot Area: **8,249**      Fireplace: **/**

Total Value: **\$55,701**      # of Stories: **1**      Pool:

Land Use: **SFR**      Park Area/Cap#: **/**      Roof Mat:

Parking:

Comp #:2 Distance From Subject:0.27 (miles)

Address: **621 W 120TH ST, LOS ANGELES, CA 90044-3902**

Owner Name: **GOMEZ SULEMA**

Seller Name: **BH PROPERTY PARTNERS LLC**

APN: **6088-028-029**      Map Reference: **58-A5 /**      Living Area: **1,345**

County: **LOS ANGELES, CA**      Census Tract: **2413.00**      Total Rooms:

Subdivision: **7933**      Zoning: **LARD2**      Bedrooms: **2**

Rec Date:	<b>12/03/2024</b>	Prior Rec Date:	<b>02/16/2024</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>11/25/2024</b>	Prior Sale Date:	<b>01/30/2024</b>	Yr Built/Eff:	<b>1940 / 1940</b>
Sale Price:	<b>\$735,000</b>	Prior Sale Price:	<b>\$530,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>846850</b>	Acres:	<b>0.19</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$588,000</b>	Lot Area:	<b>8,327</b>	Pool:	
Total Value:	<b>\$106,906</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>3</b>	Distance From Subject:	<b>0.28 (miles)</b>
Address:	<b>525 W 119TH ST, LOS ANGELES, CA 90044-4037</b>		
Owner Name:	<b>DIAZ CLARISSA L/LOPEZ ESTEBAN D</b>		
Seller Name:	<b>DOUGLAS ROGER 2019 TRUST</b>		
APN:	<b>6088-025-019</b>	Map Reference:	<b>58-A5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2413.00</b>
Subdivision:	<b>FIGUEROA HEIGHTS</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>01/27/2025</b>	Prior Rec Date:	<b>12/19/2008</b>
Sale Date:	<b>10/26/2024</b>	Prior Sale Date:	<b>08/18/2008</b>
Sale Price:	<b>\$970,000</b>	Prior Sale Price:	<b>\$200,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>50779</b>	Acres:	<b>0.21</b>
1st Mtg Amt:	<b>\$952,430</b>	Lot Area:	<b>9,330</b>
Total Value:	<b>\$528,448</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,480</b>
		Total Rooms:	
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1947 / 1955</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:	<b>4</b>	Distance From Subject:	<b>0.35 (miles)</b>
Address:	<b>654 W 112TH ST, LOS ANGELES, CA 90044-4206</b>		
Owner Name:	<b>MCQUEEN NORMA</b>		
Seller Name:	<b>654 4 W 112TH STREET F TRUST</b>		
APN:	<b>6075-014-001</b>	Map Reference:	<b>58-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2412.02</b>
Subdivision:	<b>2273</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>06/12/2025</b>	Prior Rec Date:	<b>10/29/2018</b>
Sale Date:	<b>05/13/2025</b>	Prior Sale Date:	<b>09/17/2018</b>
Sale Price:	<b>\$750,000</b>	Prior Sale Price:	<b>\$400,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>394149</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$375,000</b>	Lot Area:	<b>5,686</b>
Total Value:	<b>\$514,998</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,241</b>
		Total Rooms:	<b>5</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1941 / 1941</b>
		Air Cond:	
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>GARAGE</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.39 (miles)</b>
Address:	<b>631 W 112TH ST, LOS ANGELES, CA 90044-4205</b>		
Owner Name:	<b>CLAXTON CHRISTOPHER</b>		
Seller Name:	<b>BANGED COLIN</b>		
APN:	<b>6075-015-023</b>	Map Reference:	<b>58-A4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2412.02</b>
Subdivision:	<b>2273</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>04/16/2025</b>	Prior Rec Date:	<b>09/22/2020</b>
Sale Date:	<b>03/20/2025</b>	Prior Sale Date:	<b>09/17/2020</b>
Sale Price:	<b>\$730,000</b>	Prior Sale Price:	<b>\$567,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>246504</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$584,000</b>	Lot Area:	<b>6,002</b>
Total Value:	<b>\$601,703</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,143</b>
		Total Rooms:	
		Bedrooms:	<b>2</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1925 / 1968</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

Date: October 3, 2025

ASSIGNED INSPECTOR: **KEITH EDGHILL**  
JOB ADDRESS: **715 WEST 117<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6088-011-010**

CASE NO.: **892151**  
ORDER NO.: **A-5245650**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 12, 2020**  
COMPLIANCE EXPECTED DATE: **March 13, 2020**  
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5245650

1060326202097436

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

FRANK M. BUSH GENERAL MANAGER SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

DICKSON, ROBERT TR 715 WEST 117TH ST TRUST 715 W 117TH ST LOS ANGELES, CA 90044

The undersigned... by... to the address...

JAN 30 2020

To the address... last equal... Initialed by...

CASE #: 892151 ORDER #: A-5245650 EFFECTIVE DATE: February 12, 2020 COMPLIANCE DATE: March 13, 2020

OWNER OF SITE ADDRESS: 715 W 117TH ST ASSESSORS PARCEL NO.: 6088-011-010 ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of miscellaneous items in the required yard(s). Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C. Location: Rear yard; driveway.

2. Parking in the required front yard in a residential zone.

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R1 zone. Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

3. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

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

1-060326202097436

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Comments: The garage needs to be inspected due to the initial complaint.

**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 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.

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)732-4533. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : Keith Edghill

Date: January 29, 2020

KEITH EDGHILL  
638 S. BEACON ST #776  
LOS ANGELES, CA 90731  
(310)732-4533  
Keith.Edghill@lacity.org

[Signature]  
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