

BOARD OF  
BUILDING AND SAFETY  
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MOISES ROSALES

CITY OF LOS ANGELES  
CALIFORNIA



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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

February 13, 2025

Council District: # 14

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

JOB ADDRESS: 1944 EAST SHERIDAN STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5175-024-008  
Re: Invoice #864162-5

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: **1944 East Sheridan 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 20, 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
<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

*for* Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

*my* ATTEST: HOLLY L. WOLCOTT, 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)

## ***Property Title Report***

***Work Order No. T17968***  
***Dated as of: 04/23/2024***

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

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5175-024-008***

***Property Address: 1944 E SHERIDAN ST      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee: ZEFERINA RODRIGUEZ AS TRUSTEE OF THE ZEFERINA RODRIGUEZ LIVING TRUST & ASHLEY JANETH HERNANDEZ***

***Grantor: ZEFERINA RODRIGUEZ AS TRUSTEE OF THE ZEFERINA RODRIGUEZ LIVING***

***Deed Date : 12/11/2021***

***Recorded : 03/09/2023***

***Instr No. : 23-0150836***

***MAILING ADDRESS: ZEFERINA RODRIGUEZ AS TRUSTEE OF THE ZEFERINA RODRIGUEZ LIVING TRUST & ASHLEY JANETH HERNANDEZ  
1944 SHERIDAN ST, LOS ANGELES, CA 90033-1735***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 143 Subdivision Name: HANCOCKS SURVEY Tract No: 5403 Brief Description: LOT COM AT NW COR OF LOT 143 TRACT # 5403 TH SE ON SW LINE OF SHERIDAN ST 40 FT TH SW ON SE LINE OF SD LOT AND SW***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20230150836**



Pages:  
0005

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

03/09/23 AT 08:00AM

FEES :	31.00
TAXES :	0.00
OTHER :	0.00
<hr/>	
PAID :	31.00



LEADSHEET



202303090110073

00023257412



013957033

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

ACC030923MM

Acc 030923mm1

RECORDING REQUESTED BY

ASHLEY JANETH HERNANDEZ

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME ASHLEY JANETH HERNANDEZ

STREET ADDRESS

330 N D ST. STE 401

CITY, STATE &  
ZIP CODE

SAN BERNARDINO, CA 92401

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.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)



RECORDING REQUESTED BY

THE ZEFERINA RODRIGUEZ LIVING TRUST

AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME THE ZEFERINA RODRIGUEZ LIVING TRUST

STREET ADDRESS 1944 SHERIDAN ST

CITY, STATE &  
ZIP CODE LOS ANGELES, CA 90033

Acc030723mm1

TITLE ORDER NO.

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## GRANT DEED

APN: 5175-024-008

"This conveyance transfers an interest  
into or out of a Living Trust,  
R & T 11930."

The undersigned grantor(s) declare(s):  
DOCUMENTARY TRANSFER TAX \$ 0.00

- ☐ computed on full value of property conveyed, or  
☐ computed on full value less liens and encumbrances remaining at time of sale.  
☐ Unincorporated Area ☒ City of LOS ANGELES

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We)  
ZEFERINA RODRIGUEZ, as TRUSTEE of, THE ZEFERINA RODRIGUEZ LIVING TRUST

hereby remise, release and grants to: ZEFERINA RODRIGUEZ, as TRUSTEE of THE ZEFERINA RODRIGUEZ LIVING TRUST & ASHLEY JANETH HERNANDEZ, A SINGLE WOMAN, ALL AS JOINT TENANTS

the following described real property in the City of LOS ANGELES, County of LOS ANGELES  
State of California, with the following legal description:

SEE EXHIBIT 'A' ATTACHED HERETO

Lawyers Title Company  
has recorded this document as  
an ACCOMMODATION ONLY. It has  
not been examined for regularity,  
sufficiency, or effect on the title  
to the property therein described.

DECEMBER 11, 2021

Date

Zeferina Rodriguez

Signature of Grantor

ZEFERINA RODRIGUEZ

Typed or Printed Name of Grantor

Signature of Grantor

Typed or Printed Name of Grantor

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 SAN BERNARDINO

On DECEMBER 11, 2021 before me, L. INIGUEZ, NOTARY PUBLIC  
(Date) (Name and title of the officer)

personally appeared Zeferina Rodriguez as TRUSTEE of, The Zeferina Rodriguez Living Trust, who proved to me on the basis of  
(Name of person signing)

satisfactory evidence to be the person(s) whose name(s) were 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 of officer



(Seal)

\* There are various types of deed forms depending on each person's legal status. Before you use this form you may want to consult an attorney if you have questions concerning which document form is appropriate for your transaction.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 San Bernardino }

On December 11, 2021 before me, L. Iniguez - Notary Public,  
(Here insert name and title of the officer)

personally appeared Zeferina Rodriguez as Trustee of The Zeferina Rodriguez Living Trust, 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]  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Living Trust

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages        Document Date       

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☒ Trustee(s)  
☐ Other

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**EXHIBIT "A"**

LOT 143 OF TRACT NO. 5403, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61 PAGE(S) 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF LOT 5 IN BLOCK 61 OF HANCOCK'S SURVEY IN SAID COUNTY, CITY AND STATE, AS PER MAP RECORDED IN BOOK 1, PAGE 463, ET SEQ., OF MISCELLANEOUS RECORDS, WHICH LIES BETWEEN THE SOUTHERLY PROLONGATION OF THE EASTERLY AND WESTERLY LINES OF SAID LOT 143 AND NORTHERLY OF A LINE PARALLEL WITH AND DISTANT 145 FEET MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF BAILEY STREET 160 FEET WIDE AS ESTABLISHED BY THE CITY ENGINEER, CITY OF LOS ANGELES.

ASSESSOR'S PARCEL NUMBER: 5175-024-008

# EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS  
JOB ADDRESS: 1944 EAST SHERIDAN STREET, LOS ANGELES, CA  
ASSESSOR PARCEL NO. (APN): 5175-024-008

Date: February 13, 2025

Last Full Title: 04/23/2024

Last Update to Title:

.....

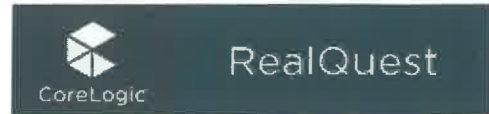
## LIST OF OWNERS AND INTERESTED PARTIES

- 1) ZEFERINA RODRIGUEZ AS TRUSTEE OF THE ZEFERINA RODRIGUEZ  
LIVING TRUST AND ASHLEY JANETH HERNANDEZ  
1944 SHERIDAN STREET  
LOS ANGELES, CA 90033-1735
- CAPACITY: OWNERS

# Property Detail Report

For Property Located At :

1944 SHERIDAN ST, LOS ANGELES, CA 90033-1735



## Owner Information

Owner Name: RODRIGUEZ Z LIVING TRUST/HERNANDEZ ASHLEY J  
Mailing Address: 1944 SHERIDAN ST, LOS ANGELES CA 90033-1735 C042  
Vesting Codes: // JT

## Location Information

Legal Description: LOT COM AT NW COR OF LOT 143 TRACT # 5403 TH SE ON SW LINE OF SHERIDAN ST 40 FT TH SW ON SE LINE OF SD LOT AND SW PROLONGATION THEREOF TO NE LINE OF LAND DESC IN DEEDS 2470-218 TH NW THEREON 40 PG 11 OF MAPS

County:	LOS ANGELES, CA	APN:	5175-024-008
Census Tract / Block:	2036.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	5403
Legal Book/Page:		Map Reference:	45-A3 /
Legal Lot:	143	Tract #:	5403
Legal Block:		School District:	LOS ANGELES
Market Area:	BOYH	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

## Owner Transfer Information

Recording/Sale Date:	03/09/2023 / 12/11/2021	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	150836		

## Last Market Sale Information

Recording/Sale Date:	10/28/2019 / 10/02/2019	1st Mtg Amount/Type:	\$270,000 / CONV
Sale Price:	\$500,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1154434
Document #:	1154433	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$294.81
New Construction:		Multi/Split Sale:	
Title Company:	PROVIDENT TITLE		
Lender:	NEW AMERICAN FNDG		
Seller Name:	PEREZ DANIEL		

## Prior Sale Information

Prior Rec/Sale Date:	02/26/2010 / 02/19/2010	Prior Lender:	PARAMOUNT RESID'L MTG GRP
Prior Sale Price:	\$310,000	Prior 1st Mtg Amt/Type:	\$304,286 / FHA
Prior Doc Number:	262151	Prior 1st Mtg Rate/Type:	5.00 /
Prior Deed Type:	GRANT DEED		

## Property Characteristics

Gross Area:		Parking Type:	Construction:
Living Area:	1,696	Garage Area:	Heat Type:
Tot Adj Area:		Garage Capacity:	Exterior wall:
Above Grade:		Parking Spaces:	Porch Type:
Total Rooms:	4	Basement Area:	Patio Type:
Bedrooms:	3	Finish Bsmnt Area:	Pool:
Bath(F/H):	3 /	Basement Type:	Air Cond:
Year Built / Eff:	1924 / 1937	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:		Roof Material:	Condition:
Other Improvements:	ADDITION		



**Site Information**

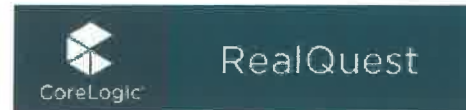
Zoning:	LAR2	Acres:	0.10	County Use:	DUPLEX (0200)
Lot Area:	4,393	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$672,752	Assessed Year:	2023	Property Tax:	\$8,382.47
Land Value:	\$378,423	Improved %:	44%	Tax Area:	4
Improvement Value:	\$294,329	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$672,752				

**Comparable Sales Report**

For Property Located At

**1944 SHERIDAN ST, LOS ANGELES, CA 90033-1735****1 Comparable(s) Selected.**

Report Date: 05/29/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$500,000	\$540,000	\$540,000	\$540,000
Bldg/Living Area	1,696	1,512	1,512	1,512
Price/Sqft	\$294.81	\$357.14	\$357.14	\$357.14
Year Built	1924	1924	1924	1924
Lot Area	4,393	4,000	4,000	4,000
Bedrooms	3	2	2	2
Bathrooms/Restrooms	3	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$672,752	\$37,163	\$37,163	\$37,163
Distance From Subject	0.00	0.13	0.13	0.13

\* = user supplied for search only

Comp #: 1

Distance From Subject: 0.13 (miles)

Address: 2039 CITY VIEW AVE, LOS ANGELES, CA 90033-1705

Owner Name: SAHAGUN SALVADOR JR

Seller Name: DORADO MARIA R TRUST

APN: 5175-021-034

Map Reference: 45-B3 /

Living Area: 1,512

County: LOS ANGELES, CA

Census Tract: 2036.01

Total Rooms:

Subdivision: 5403

Zoning: LAR2

Bedrooms: 2

Rec Date: 04/15/2024

Prior Rec Date: 03/30/1982

Bath(F/H): 2 /

Sale Date: 03/11/2024

Prior Sale Date:

Yr Built/Eff: 1924 / 1924

Sale Price: \$540,000

Prior Sale Price:

Air Cond: YES

Sale Type: FULL

Prior Sale Type:

Style:

Document #: 244432

Acres: 0.09

Fireplace: /

1st Mtg Amt: \$513,000

Lot Area: 4,000

Pool:

Total Value: \$37,163

# of Stories:

Roof Mat:

Land Use: DUPLEX

Park Area/Cap#: /

Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS  
JOB ADDRESS: 1944 EAST SHERIDAN STREET, LOS ANGELES, CA  
ASSESSOR PARCEL NO. (APN): 5175-024-008

Date: February 13, 2025

CASE NO.: 917868  
ORDER NO.: A-5715754

EFFECTIVE DATE OF ORDER TO COMPLY: May 20, 2022  
COMPLIANCE EXPECTED DATE: June 19, 2022  
DATE COMPLIANCE OBTAINED: May 31, 2022

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-5715754

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

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

RODRIGUEZ, ZEFERINA  
1944 SHERIDAN ST  
LOS ANGELES, CA 90033

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

APR 28 2022

CASE #: 917868  
ORDER #: A-5715754  
EFFECTIVE DATE: May 20, 2022  
COMPLIANCE DATE: June 19, 2022

OWNER OF  
SITE ADDRESS: 1944 E SHERIDAN ST  
ASSESSORS PARCEL NO.: 5175-024-008  
ZONE: R2; Two Family Zone

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

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. Graffiti on the fence on the driveway side visible from the sidewalk.**

You are therefore ordered to: Remove all graffiti where such graffiti is visible from a public street or alley. The Los Angeles Office of Community Beautification provides limited graffiti removal services free of charge. To request service, call 311.

Code Section(s) in Violation: 91.8104, 91.8104.15, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Fence on the driveway side visible from the sidewalk.

Comments: Remove the graffiti.

**2. Failure to comply with a valid department order.**

You are therefore ordered to: Comply with Department Order #5516845 with an effective date of 07/16/21.

Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Fence on the driveway side visible from the sidewalk.

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: Remove the graffiti.

**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.

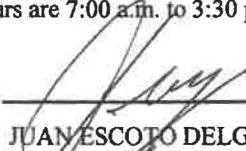
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (323)526-9347.

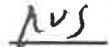
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: April 22, 2022

  
JUAN ESCOTO DELGADO  
2130 E. 1ST STREET, SUITE 2100  
LOS ANGELES, CA 90033  
(323)526-9347

juan.escoto@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