

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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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

February 11, 2025

Council District: # 1

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

JOB ADDRESS: **2135 WEST CYPRESS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5456-014-035**
Re: Invoice #866294-9, #880294-9

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: **2135 West Cypress Avenue, 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 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on June 21, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department 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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	250.33
Title Report fee	30.00
Grand Total	\$ 3,836.89

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 **\$3,836.89** 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 **\$3,836.89** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17977
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5456-014-035

Property Address: 2135 W CYPRESS AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL QUITCLAIM DEED

Grantee: JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS AS CO-TRUSTEES OF ALEX JAFFE TRUST. JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS AS CO-TRUSTEES OF THE ERNIE G. JAFFE TRUST. JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS AS CO-TRUSTEES OF THE CARLOS D. JAFFE TRUST

Grantor: : JAMES BANKS AND CARLOS D. JAFFE CO-TRUSTEE OF THE JAFFE LIVING TRUST

Deed Date : 03/23/1995

Recorded : 04/17/1995

Instr No. : 95-533328

MAILING ADDRESS: JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS AS CO-TRUSTEES OF ALEX JAFFE TRUST. JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS AS CO-TRUSTEES OF THE ERNIE G. JAFFE TRUST. JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS AS CO-TRUSTEES OF THE CARLOS D. JAFFE TRUST
607 CALIFORNIA ST, HUNTINGTON BEACH, CA 92648-4713

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1 **Tract No:** 8173 **Brief Description:** TRACT NO 8173 (EX OF STS) LOT 1

MORTGAGES/LIENS

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

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO

95 533328

L. CHRISTOPHER ARVIN, ESQ.
8391 BEVERLY BLVD. / STE. 169
LOS ANGELES, CA 90048

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

3:01 PM APR 17 1995

MAIL TAX STATEMENT TO:

NAME: JAMES BANKS, TRUSTEE
ADDRESS: P.O. BOX 6310
BEVERLY HILLS, CA 90212

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE \$13 D

3

INDIVIDUAL QUITCLAIM DEED

APN: 5456-14-35

The undersigned Grantor's declare:

DOCUMENTARY TRANSFER TAX IS -0-

THIS IS A BONA FIDE GIFT AND GRANTORS RECEIVED NOTHING IN RETURN, R&T §11911.

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged,

JAMES BANKS and CARLOS D. JAFFE, Co-Trustees of the JAFFE LIVING TRUST (dtd. 01/14/92)

hereby remise, release and forever QUITCLAIM to:

JAMES BANKS and CARLOS D. JAFFE, and their successors, as Co-Trustees of ALEX JAFFE TRUST (created under the JAFFE LIVING TRUST, dtd. 01/14/92), as to an undivided one-third (1/3) interest and as Tenant in Common,

JAMES BANKS and CARLOS D. JAFFE, and their successors, as Co-Trustees of the ERNIE G. JAFFE TRUST (created under the JAFFE LIVING TRUST, dtd. 01/14/92), as to an undivided one-third (1/3) interest and as Tenant in Common,

JAMES BANKS and CARLOS D. JAFFE, and their successors, as Co-Trustees of the CARLOS D. JAFFE TRUST (created under the JAFFE LIVING TRUST, dtd. 01/14/92), as to an undivided one-third (1/3) interest and as Tenant in Common,

all of their interest in the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

CALIFORNIA
©

James Banks

INDIVIDUAL QUITCLAIM DEED

APN: 5456-14-35

PAGE 2

That portion of Lot 1, of Tract 8173, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 115 Page 28 of Maps, in the Office of the County Recorder of said County, lying Northeasterly of a line parallel with and distant 100 feet Northeasterly measured at right angles from the Southwesterly line of that certain portion of Lot 160 of Tract 3579, as per map recorded in Book 40 Pages 72 and 73 of Maps, in the Office of the County Recorder of said County, conveyed to the City of Los Angeles, by deed recorded in Book 18381 Page 189, Official Records, in the Office of the County Recorder of said County.

EXCEPTING THEREFROM that portion of said Lot 1, bounded and described as follows:

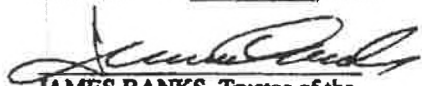
Beginning at the intersection of the Northwesternly line of said Lot 1, with said parallel line; thence Southeasterly 5 feet along said parallel line; thence Northerly in a direct line to a point in said Northwesternly line, said point being distant Northeasterly 5 feet along said Northwesternly line from the point of beginning; thence Southwesterly along said Northwesternly line, 5 feet to the point of the beginning.

EXCEPTING therefrom all gas, oil, water, and mineral rights without the right to use the surface of said land for the extraction of such gas, oil, water, or minerals as reserved by the City of Los Angeles in the deed recorded on July 12, 1968 as Document No. 439.

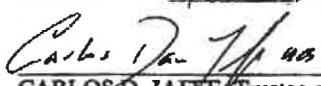
Commonly known as: 2125-2135 Cypress Avenue, Los Angeles, CA.

DATED: 3/23, 1995

DATED: 3/23, 1995



JAMES BANKS, Trustee of the
JAFJE LIVING TRUST
(dtd. 01/14/92)

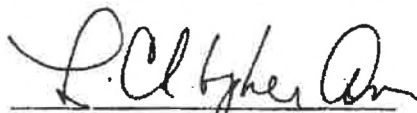


CARLOS D. JAFFE, Trustee of the
JAFJE LIVING TRUST
(dtd. 01/14/92)

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, as

On 3/23, 1995, before me, L. CHRISTOPHER ARVIN, the undersigned, a Notary Public in and for said State, personally appeared JAMES BANKS, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,



(SEAL)



95 533328

INDIVIDUAL QUITCLAIM DEED

APN: 5456-14-35

PAGE 3

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, as

On 3/23, 1995, before me, L. Christopher Arvin, the undersigned, a Notary Public in and for said State, personally appeared CARLOS D. JAFFE, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal



(SEAL)

L. Christopher Arvin

95 533328

[Handwritten mark]

EXHIBIT B

ASSIGNED INSPECTOR: **LONG LEE**
JOB ADDRESS: **2135 WEST CYPRESS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5456-014-035**

Date: February 11, 2025

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS
AS CO-TRUSTEES OF ALEX JAFFE TRUST
607 CALIFORNIA STREET
HUNTINGTON BEACH, CA 92648-4713
CAPACITY: OWNERS
- 2) JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS
AS CO-TRUSTEES OF THE ERNIE G. JAFFE TRUST
607 CALIFORNIA STREET
HUNTINGTON BEACH, CA 92648-4713
CAPACITY: OWNERS
- 3) JAMES BANKS AND CARLOS D. JAFFE AND THEIR SUCCESSORS
AS CO-TRUSTEES OF THE CARLOS D. JAFFE TRUST
607 CALIFORNIA STREET
HUNTINGTON BEACH, CA 92648-4713
CAPACITY: OWNERS

Property Detail Report**For Property Located At :****2135 CYPRESS AVE, LOS ANGELES, CA 90065-1212**

RealQuest

Owner Information

Owner Name: **BANKS JAMES (TE)/ALEX JAFFE**
 Mailing Address: **607 CALIFORNIA ST, HUNTINGTON BEACH CA 92648-4713 C008**
 Vesting Codes: **/ A / TR**

Location Information

Legal Description: **TRACT NO 8173 (EX OF STS) LOT 1**
 County: **LOS ANGELES, CA** APN: **5456-014-035**
 Census Tract / Block: **1864.04 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **8173**
 Legal Book/Page: **115-28** Map Reference: **35-E3 /**
 Legal Lot: **1** Tract #: **8173**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **623** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **04/17/1995 /** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **533328** 2nd Mtg Amount/Type: **/**
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **JAFFE ALBERTO CO TRUST JAFFE TRUSTUST**

Prior Sale Information

Prior Rec/Sale Date: **01/26/1982 /** Prior Lender:
 Prior Sale Price: **\$26,500** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **88540** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff:	1984 / 1984	Total Rooms/Offices	Garage Area:	
Gross Area:	1,922	Total Restrooms:	Garage Capacity:	
Building Area:	1,922	Roof Type:	Parking Spaces:	
Tot Adj Area:		Roof Material:	Heat Type:	
Above Grade:		Construction:	Air Cond:	NONE
# of Stories:		Foundation:	Pool:	
Other Improvements:		Exterior wall:	Quality:	
		Basement Area:	Condition:	

Site Information

Zoning:	LAC2	Acres:	0.15	County Use:	STORE & OFFICE (1200)
Lot Area:	6,639	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Res/Comm Units:	2 / 2	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$260,397	Assessed Year:	2023	Property Tax:	\$3,585.93
Land Value:	\$54,338	Improved %:	79%	Tax Area:	4
Improvement Value:	\$206,059	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$260,397				

Comparable Sales Report

For Property Located At



RealQuest

2135 CYPRESS AVE, LOS ANGELES, CA 90065-1212

5 Comparable(s) Selected.

Report Date: 05/24/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$510,000	\$1,000,000	\$735,000
Bldg/Living Area	1,922	1,720	2,018	1,868
Price/Sqft	\$0.00	\$263.98	\$520.83	\$394.84
Year Built	1984	1926	1962	1947
Lot Area	6,639	1,820	7,026	4,491
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	2.00	2.00	2.00
Total Value	\$260,397	\$73,457	\$462,042	\$299,368
Distance From Subject	0.00	7.27	21.72	14.46

* = user supplied for search only

Comp #:	1			Distance From Subject: 7.27 (miles)	
Address:	250 E GARVEY AVE, MONTEREY PARK, CA 91755-1849				
Owner Name:	CHEN YUN P/LI QING				
Seller Name:	WEI HUGH H				
APN:	5257-022-004	Map Reference:	46-C2 /	Building Area:	1,720
County:	LOS ANGELES, CA	Census Tract:	4822.01	Total Rooms/Offices:	
Subdivision:	6754	Zoning:	MPC4*	Total Restrooms:	
Rec Date:	12/29/2023	Prior Rec Date:	05/04/1987	Yr Built/Eff:	1946 / 1946
Sale Date:	12/21/2023	Prior Sale Date:	03/1987	Air Cond:	NONE
Sale Price:	\$700,000	Prior Sale Price:	\$195,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	917682	Acres:	0.04		
1st Mtg Amt:	\$600,000	Lot Area:	1,820		
Total Value:	\$291,106	# of Stories:	2		
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	2			Distance From Subject: 10.82 (miles)	
Address:	4626 FIRESTONE BLVD, SOUTH GATE, CA 90280-3402				
Owner Name:	OWNER RECORD				
Seller Name:	NITA BOEHNLEIN ALDREDG TRUST				
APN:	6216-016-024	Map Reference:	59-C2 /	Building Area:	2,018
County:	LOS ANGELES, CA	Census Tract:	5360.00	Total Rooms/Offices:	

Subdivision:	6666	Zoning:	SGCMYY	Total Restrooms:	
Rec Date:	09/08/2023	Prior Rec Date:	04/16/1971	Yr Built/Eff:	1957 / 1962
Sale Date:	09/05/2023	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$715,000	Prior Sale Price:	\$50,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	599724	Acres:	0.16		
1st Mtg Amt:	\$300,000	Lot Area:	7,026		
Total Value:	\$73,457	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 15.09 (miles)			
Address:	15359 ILLINOIS AVE, PARAMOUNT, CA 90723-4108				
Owner Name:	HERNANDEZ FRANCISCO				
Seller Name:	ACOSTA MARTHA B				
APN:	6240-017-016	Map Reference:	65-E3 /	Building Area:	1,932
County:	LOS ANGELES, CA	Census Tract:	5538.01	Total Rooms/Offices:	
Subdivision:	CLEARWATER	Zoning:	PAM2*	Total Restrooms:	
Rec Date:	02/05/2024	Prior Rec Date:		Yr Built/Eff:	1926 / 1930
Sale Date:	01/11/2024	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$510,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	78100	Acres:	0.11		
1st Mtg Amt:	\$306,000	Lot Area:	5,002		
Total Value:	\$284,452	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 17.41 (miles)			
Address:	347 E MARKET ST, LONG BEACH, CA 90805-5911				
Owner Name:	9 DRAGONS ESTATE LLC				
Seller Name:	CARRIE FORBES INC				
APN:	7126-033-021	Map Reference:	70-C2 /	Building Area:	1,752
County:	LOS ANGELES, CA	Census Tract:	5703.04	Total Rooms/Offices:	
Subdivision:	5134	Zoning:	LBCMR	Total Restrooms:	
Rec Date:	03/08/2024	Prior Rec Date:	08/23/2019	Yr Built/Eff:	1948 /
Sale Date:	01/19/2024	Prior Sale Date:	08/09/2019	Air Cond:	NONE
Sale Price:	\$750,000	Prior Sale Price:	\$367,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	154523	Acres:	0.13		
1st Mtg Amt:	\$681,500	Lot Area:	5,614		
Total Value:	\$385,781	# of Stories:			
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 21.72 (miles)			
Address:	24216 HAWTHORNE BLVD, TORRANCE, CA 90505-6598				
Owner Name:	ALHAJI MAJID FAMILY TRUST				
Seller Name:	KAUFMAN E SEPARATE PRO TRUST				
APN:	7534-013-027	Map Reference:	73-A2 /	Building Area:	1,920
County:	LOS ANGELES, CA	Census Tract:	6514.02	Total Rooms/Offices:	
Subdivision:	MEADOW PARK TR	Zoning:	TOHC-GEN	Total Restrooms:	
Rec Date:	05/01/2024	Prior Rec Date:	01/05/1996	Yr Built/Eff:	1962 / 1975
Sale Date:	03/29/2024	Prior Sale Date:		Air Cond:	YES
Sale Price:	\$1,000,000	Prior Sale Price:	\$338,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	284844	Acres:	0.07		
1st Mtg Amt:		Lot Area:	2,992		
Total Value:	\$462,042	# of Stories:	2		
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **LONG LEE**
JOB ADDRESS: **2135 WEST CYPRESS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5456-014-035**

Date: February 11, 2025

CASE NO.: 954948
ORDER NO.: A-5749025

EFFECTIVE DATE OF ORDER TO COMPLY: **June 21, 2022**
COMPLIANCE EXPECTED DATE: **July 21, 2022**
DATE COMPLIANCE OBTAINED: **No compliance to date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5749025

1010505202331054385

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

BANKS,JAMES CO TR ET AL ALEX JAFFE TRUST AND

607 CALIFORNIA ST
HUNTINGTON BEACH, CA 92648

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

CASE #: 954948

ORDER #: A-5749025

EFFECTIVE DATE: June 21, 2022
COMPLIANCE DATE: July 21, 2022

OWNER OF

SITE ADDRESS: 2135 W CYPRESS AVE

ASSESSORS PARCEL NO.: 5456-014-035

ZONE: C2; Commercial Zone

JUN 15 2022

To the address as shown on the
last equalized assessment roll.
initiated by DA

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. Sign constructed without a valid building permit.

- You are therefore ordered to:
- 1) Discontinue the use of the unapproved sign constructed without permits and approvals.
 - 2) Obtain the required permits and approvals or demolish and remove the sign and/or sign support structure.

Code Section(s) in Violation: 91.6216.3, 91.6201.2, 91.6201.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: 1) DFLA. One approx. 2'x6' illuminated wall sign and one approx. 12'x30' painted wall sign. 2) Oxy Dental. Two approx. 3'x5' and one approx. 2'x12' illuminated wall signs.

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

161050507090901
553455195455
553455195455

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:

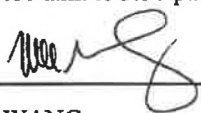
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (213)252-3081.

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

Inspector:



Date: June 14, 2022

MIKE WANG
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3081

Mike.Wang@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