

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

April 11, 2025

Council District: #10

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

JOB ADDRESS: **6080 WEST ALCOTT STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5068-003-053**
Re: Invoice #880166-9

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: **6080 West Alcott 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 December 5, 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. T18157
Dated as of: 08/29/2024

Prepared for: City of Los Angeles

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

APN #: 5068-003-053

Property Address: 6080 W ALCOTT ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: AFFIDAVIT OF DEATH OF TRUSTEE

Grantee: MARVIN COLLINS

Grantor: MELVIN LEONARD GIBSON

Deed Date : 01/22/2021

Recorded : 03/01/2021

Instr No. : 21-0337200

MAILING ADDRESS: MARVIN COLLINS

6080 ALCOTT ST, LOS ANGELES, CA 90035-3837

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 34 Tract No: 7887 Brief Description: TRACT NO 7887 LOT 34

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20210337200



Pages:
0004

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

03/01/21 AT 03:18PM

FEES:	26.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	101.00



LEADSHEET



202103010290051

00019932396



011835995

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

442_6111991_4

Recording Requested By: MARVIN COLLINS

When recorded mail document to:

NAME MARVIN COLLINS

ADDRESS 6082 ALCO TT ST

CITY LOS Angeles CALIF

STATE & ZIP 90035

APN: 5068 - 003 - 053

Above Space for Recorder's Use Only

AFFIDAVIT OF DEATH OF TRUSTEE

State of California

County of LOS Angeles

MARVIN COLLINS, of legal age, being first duly sworn, deposes and says:

1. Melvin Leonard Gibson the decedent mentioned in the attached certified copy of Certificate of Death, is the same person named as Trustee in the certain Declaration of Trust dated JAN 20, 2020 executed by MARVIN COLLINS as trustor(s).

2. At the time of the decedent's death, decedent was the owner, as Trustee, of certain real property acquired by a deed recorded on JAN 20, 2020, as instrument No. 2020-1046294, in the Official Records of LOS Angeles County, State of California, covering the following described property situated in the said County, State of California:

See attached Exhibit A

3. I am the surviving or successor Trustee of the same trust under which said decedent held title as trustee pursuant to the deed described above, and am designated and empowered pursuant to the terms of said trust to serve as Trustee thereof.

Dated 1/22/2021

Marvin Collins
Marvin Collins

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.



State of California

County of LOS Angeles

SUBSCRIBED AND SWORN TO (or affirmed) before me on this 22nd day of JANUARY 2021 by Marvin Collins proved to me on the basis of satisfactory evidence to be the persons(s) who appeared before me.

Annette Young (Seal)
Notary Signature

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC HEALTH

3052020225018

CERTIFICATE OF DEATH

3202019053309

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given)		3. LAST (Family)	
MELVIN		GIBSON	
2. MIDDLE		4. DATE OF BIRTH mm/dd/yyyy	
LEONARD		02/19/1934	
5. AGE Yrs.		6. SEX	
86		M	
7. DATE OF DEATH mm/dd/yyyy		8. HOUR (24 Hour)	
09/22/2020		1227	
9. BIRTH STATE/FOREIGN COUNTRY		10. SOCIAL SECURITY NUMBER	
MI		376-30-5118	
11. EVER IN U.S. ARMED FORCES?		12. MARITAL STATUS (at Time of Death)	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		NEVER MARRIED	
13. EDUCATION - Highest Leveling (see instructions on back)		14. DECEDENT'S RACE - Up to 3 races may be listed (see instruction on back)	
SOME COLLEGE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		BLACK	
15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED		16. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, retail construction, employment agency, etc.)	
POSTAL WORKER		GOVERNMENT	
17. DECEASED'S RESIDENCE (street and number, or location)		18. YEARS IN OCCUPATION	
6080 ALCOTT ST		26	
19. CITY		20. STATE/FOREIGN COUNTRY	
LOS ANGELES		CA	
21. COUNTY/ZIP CODE		22. YEARS IN COUNTY	
LOS ANGELES 90035		47	
23. INFORMANT'S NAME, RELATIONSHIP		24. INFORMANT'S MAILING ADDRESS (street and number, or rural route number, city or town, state and zip)	
MARVIN COLLINS, HEALTH CARE AGENT		6082 ALCOTT ST, LOS ANGELES, CA 90035	
25. NAME OF SPOUSE (first, middle, last)		26. LAST (BIRTH) NAME	
EDGAR		GIBSON	
27. NAME OF SPOUSE (first, middle, last)		28. LAST (BIRTH) NAME	
DAISY		JOHNSON	
29. DATE OF DEATH mm/dd/yyyy		30. PLACE OF FINAL DISPOSITION	
10/06/2020		RES: MARVIN COLLINS 6082 ALCOTT ST, LOS ANGELES, CA 90035	
31. TYPE OF DISPOSITION		32. SIGNATURE OF EMBALMER	
CR/RES		NOT EMBALMED	
33. NAME OF FUNERAL ESTABLISHMENT		34. LICENSE NUMBER	
MCKAY'S SOUTH BAY MORTUARY, MARINE CHAPEL		FD1979	
35. SIGNATURE OF LOCAL REGISTRAR		36. DATE mm/dd/yyyy	
MUNTU DAVIS, M.D.		10/06/2020	
37. PLACE OF DEATH		38. IF HOSPITAL, SPECIFY ONE	
KAISER FOUNDATION HOSPITAL-WEST LA		<input checked="" type="checkbox"/> H <input type="checkbox"/> ST <input type="checkbox"/> DCA	
39. CITY		40. IF OTHER THAN HOSPITAL, SPECIFY ONE	
LOS ANGELES		Nursing Home/ LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other <input type="checkbox"/>	
41. FACILITY ADDRESS OR LOCATION WHERE FOUND (street and number, or location)		42. CITY	
6041 CADILLAC AVE		LOS ANGELES	
43. CAUSE OF DEATH		44. TIME INTERVAL BETWEEN DEATH AND DEATH CERTIFICATE	
IMMEDIATE CAUSE (a) SEPTIC SHOCK		(a) DAYS	
(b) PNEUMONIA		(b) DAYS	
(c) NON-ALCOHOLIC CIRRHOSIS OF THE LIVER		(c) UNK	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107		113. IF FEMALE, PREGNANT IN LAST YEAR?	
RENAL FAILURE		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
114. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (if yes, list type of operation and date)		115. SIGNATURE AND TITLE OF CERTIFIER	
NO		ERIC SETH KAUFER M.D.	
116. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE		117. DATE mm/dd/yyyy	
ERIC SETH KAUFER M.D. 6041 CADILLAC AVE, LOS ANGELES, CA 90034		09/25/2020	
118. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.		119. INJURED AT WORK?	
MANNEUR OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
120. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		121. INJURY DATE mm/dd/yyyy	
122. DESCRIBE (HOW INJURY OCCURRED) (Event which results in injury)		123. HOUR (24 Hour)	
124. LOCATION OF INJURY (street and number, or location, and city, and zip)		125. SIGNATURE OF CORONER/DEPUTY CORONER	
126. DATE mm/dd/yyyy		127. TYPE NAME, TITLE OF CORONER/DEPUTY CORONER	
128. STATE REGISTRAR		129. FAX AUTH.	
A B C D E		CENSUS TRACT	

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink.



002602617

Health Officer and Registrar
DATE ISSUED
OCT 7 2020
VB

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar.



EXHIBIT A

Lot 34 of Tract No. 7887, in the city of Los Angeles, as per map recorded in Book 84, Pages 76 to 78 inclusive of Maps, in the office of the county recorder of said county.

GRANTORS do hereby further assign, transfer and set over unto the Grantees herein, all of the Grantors right, title and interest in and to that certain oil gas lease dated May 16, 1964, and executed by Morris Radin, Bessie B. Radin, Sam Black and Ethel Black, as lessors, and Standard Oil Company of California, a corporation, as lessee, and recorded July 8, 1964 in Book M-1654 Page 345 Official Records, insofar as the Grantors are entitled to participate in production and other benefits under said lease, as to the above-described land, together with any proceeds derived, or to be derived therefrom.

Commonly known as: **6080 ALCOTT ST., LOS ANGELES, CA 90035**
APN: 5068-003-053

EXHIBIT B

ASSIGNED INSPECTOR: **LUIS CORRAL**

Date: April 11, 2025

JOB ADDRESS: **6080 WEST ALCOTT STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5068-003-053**

Last Full Title: **08/29/2024**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) MARVIN COLLINS
6080 ALCOTT STREET
LOS ANGELES, CA 90035-3837 CAPACITY: OWNER

- 2) MARVIN COLLINS, TRUSTEE OF
MELVIN L. GIBSON DECEASED TRUST
6080 ALCOTT STREET
LOS ANGELES, CA 90035 CAPACITY: OWNER

Property Detail Report**For Property Located At :****6080 ALCOTT ST, LOS ANGELES, CA 90035-3837**

RealQuest

Owner Information

Owner Name: **COLLINS MARVIN/GIBSON MELVIN L**
 Mailing Address: **6080 ALCOTT ST, LOS ANGELES CA 90035-3837 C021**
 Vesting Codes: **DC // TR**

Location Information

Legal Description:	TRACT NO 7887 LOT 34	APN:	5068-003-053
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2167.00 / 2	Subdivision:	7887
Township-Range-Sect:		Map Reference:	42-E3 /
Legal Book/Page:	84-76	Tract #:	7887
Legal Lot:	34	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C09	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/01/2021 / 01/22/2021	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	337200		

Last Market Sale Information

Recording/Sale Date:	05/09/1972 /	1st Mtg Amount/Type:	/
Sale Price:	\$47,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$9.72
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	4,886	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	8	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1929 / 1929	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD1.5	Acres:	0.16	County Use:	MULTI-FAMILY 4-UNIT (0400)
Lot Area:	7,136	Lot Width/Depth:	x	State Use:	
Land Use:	QUADRUPLEX	Res/Comm Units:	4 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

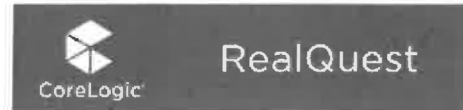
Total Value: \$1,893,528
 Land Value: \$1,456,560
 Improvement Value: \$436,968
 Total Taxable Value: \$1,886,528

Assessed Year: 2023
 Improved %: 23%
 Tax Year: 2023

Property Tax: \$23,335.46
 Tax Area: 67
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At

**6080 ALCOTT ST, LOS ANGELES, CA 90035-3837****2 Comparable(s) Selected.**

Report Date: 09/06/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$47,500	\$1,300,000	\$1,731,000	\$1,515,500
Bldg/Living Area	4,886	4,802	4,864	4,833
Price/Sqft	\$9.72	\$270.72	\$355.88	\$313.30
Year Built	1929	1930	1935	1932
Lot Area	7,136	4,818	6,984	5,901
Bedrooms	8	6	8	7
Bathrooms/Restrooms	4	4	7	6
Stories	0.00	0.00	0.00	0.00
Total Value	\$1,893,528	\$112,344	\$136,616	\$124,480
Distance From Subject	0.00	0.23	0.29	0.26

* = user supplied for search only

Comp #1

Distance From Subject: 0.23 (miles)

Address: **6120 PACKARD ST, LOS ANGELES, CA 90035-2533**Owner Name: **KLEIN DONALD M TRUST**Seller Name: **SRL PACKARD LLC**APN: **5087-004-004**Map Reference: **42-E2 /**Living Area: **4,864**County: **LOS ANGELES, CA**Census Tract: **2168.00**

Total Rooms:

Subdivision: **10756**Zoning: **LARD1.5**Bedrooms: **8**Rec Date: **08/14/2024**

Prior Rec Date:

Bath(F/H): **7 /**Sale Date: **07/18/2024**

Prior Sale Date:

Yr Built/Eff: **1935 / 1935**Sale Price: **\$1,731,000**

Prior Sale Price:

Air Cond: **YES**Sale Type: **FULL**

Prior Sale Type:

Style:

Document #: **544522**Acres: **0.16**Fireplace: **/**

1st Mtg Amt:

Lot Area: **6,984**

Pool:

Total Value: **\$136,616**

of Stories:

Roof Mat:

Land Use: **QUADRUPLEX**Park Area/Cap#: **/**

Parking:

Comp #2

Distance From Subject: 0.29 (miles)

Address: **1460 S HOLT AVE, LOS ANGELES, CA 90035-3690**Owner Name: **MAHGEREFTEH EBRAHIM/MAHGEREFTEH GILA**Seller Name: **GASTON JACK L 2023 TRUST**APN: **4303-033-029**Map Reference: **42-D3 /**Living Area: **4,802**County: **LOS ANGELES, CA**Census Tract: **2170.02**

Total Rooms:

Subdivision: **7385**Zoning: **LAR3**Bedrooms: **6**

Rec Date:	01/25/2024	Prior Rec Date:		Bath(F/H):	4 /
Sale Date:	01/23/2024	Prior Sale Date:		Yr Built/Eff:	1930 / 1930
Sale Price:	\$1,300,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	55497	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,818	Pool:	
Total Value:	\$112,344	# of Stories:		Roof Mat:	
Land Use:	QUADRUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: LUIS CORRAL

Date: April 11, 2025

JOB ADDRESS: 6080 WEST ALCOTT STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5068-003-053

CASE NO.: 973921

ORDER NO.: A-5853815

EFFECTIVE DATE OF ORDER TO COMPLY: December 5, 2022

COMPLIANCE EXPECTED DATE: January 4, 2023

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5853815

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

SUBSTANDARD ORDER

COLLINS, MARVIN TR MELVIN L GIBSON DECD TRUST
6080 ALCOTT ST
LOS ANGELES, CA 90035

CASE #: 973921
ORDER #: A-5853815
EFFECTIVE DATE: December 05, 2022
COMPLIANCE DATE: January 04, 2023

OWNER OF
SITE ADDRESS: 6080 W ALCOTT ST
ASSESSORS PARCEL NO.: 5068-003-053
ZONE: RD1.5; Min. Per Unit 1,500

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.

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

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

VIOLATION(S):

1. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s) in the driveway and required side yards.

Code Section(s) in Violation: 12.21A.1.(a), 12.21C.1.(g) and 12.21A.8.(b) of the L.A.M.C.

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of auto parts, furniture, abandoned vehicles and trash and debris in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g), 91.8902 of the L.A.M.C.

Location: driveway and side yards

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

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

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.

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.

NOTICE:

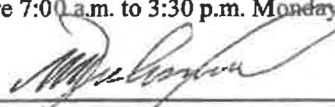
Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3969.

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

Inspector:


MIKE DICKSON
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3969
Mike.Dickson@lacity.org

Date: November 14, 2022


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