

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
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

June 17, 2026

Council District: # 14

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

JOB ADDRESS: **3837 NORTH HELLMAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5302-024-021**
Re: Invoice #891970-0

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: **3837 North Hellman 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.

Pursuant to Section 98.0421, the property owner was issued an order on June 26, 2023 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	\$ <u>1,276.56</u>

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

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

Property Title Report

Work Order No. T18794
Dated as of: 02/27/2026

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5302-024-021

Property Address: 3837 N HELLMAN AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GUMERCINDO VICTOR VELASQUEZ AND JUAN E. VELASQUEZ

Grantor : FERNANDO MORENO

Deed Date : 09/04/1996

Recorded : 10/18/1996

Instr No. : 96-1699140

MAILING ADDRESS: GUMERCINDO VICTOR VELASQUEZ AND JUAN E. VELASQUEZ
3837 HELLMAN AVE, LOS ANGELES, CA 90032-1522

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 20 Block: 18 Subdivision Name: PASADENA VILLA TRACT Brief Description: PASADENA VILLA TRACT LOT 20 BLK 18

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 09/22/2016

Document #: 16-1155335

Loan Amount: \$250,000

Lender Name: JPMORGAN CHASE BANK, NA

Borrowers Name: GUMERCINDO VICTOR VELASQUEZ AND JUAN F. VELASQUEZ

MAILING ADDRESS: JPMORGAN CHASE BANK, NA
2100 ALT. 19 NORTH PALM HARBOR, FL 34683

WITNESSED BY:

RECEIVED BY:
FIDELITY NATIONAL TITLE INS. CO.

When Recorded Mail Document
and Tax Statement To:

Gumercindo V. Velasquez
3837 Hellman Avenue
Los Angeles, CA 90032

Escrow No. 962586
Title Order No. 259831 JM
APN: 5302-024-021

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

4:41 PM OCT 18 1996

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FEE
\$7
J

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 137.50 City tax \$ 562.50

- ☒ X computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated Area City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Fernando Moreno, a married man as his sole and separate property

hereby GRANT(S) to

Gumercindo Victor Velasquez, a single man and Juan E. Velasquez, a single man,
as joint tenants

the following described real property in the City of Los Angeles
County of Los Angeles

State of California:

Lot 20, Block 18 of Pasadena Villa Tract, in the City of Los Angeles, County of
Los Angeles, State of California, as per map recorded in Book 3, Page (s) 5 to
8 inclusive of maps, in the office of the County Recorder of said County.

DATED: September 4, 1996

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON October 14, 1996 before me,

Sonia M. Meza personally appeared

Fernando Moreno

Fernando Moreno

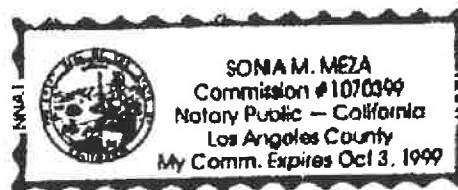
personally known to me (or proved to me on the
basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the
instrument.

Witness my hand and official seal.

Signature

Sonia M. Meza

MAIL TAX STATEMENT AS DIRECTED ABOVE



This page is part of your document - DO NOT DISCARD



20161155335



Pages:
0003

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

09/22/16 AT 02:43PM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201609220150061

00012646900



007808012

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

396019492

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
JPMorgan Chase Bank, NA
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan #: 419400969820



CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **THE FEDERAL DEPOSIT INSURANCE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER AN ACT OF CONGRESS (FDIC), WHOSE ADDRESS IS 1601 BRYAN STREET, DALLAS, TX 75201, AND ACTING IN ITS RECEIVERSHIP CAPACITY AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, (ASSIGNOR)** by these presents does convey, grant, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).**

Said Deed of Trust made by **GUMERCINDO VICTOR VELASQUEZ AND JUAN E VELASQUEZ** and recorded on 06/17/2005 as Book n/a, Page n/a and Instrument # 05 1426872 in the office of the LOS ANGELES County Recorder, CA.

Property is more commonly known as: 3837 HELLMAN AVE, LOS ANGELES, CA 90032-1522.

This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(II) of the Federal Deposit Insurance Act, 12 U.S.C. §1821 (d)(2)(G)(i)(II)

IN WITNESS WHEREOF, this Assignment is executed on 09/09/2016 (MM/DD/YYYY).
THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY-IN-FACT

By: 
Kelly McWilliams
Vice President

JPCAS 396019492 -- WAMU T0816095720 [C-1] FRMCA1_JPCAS3



Loan #: 419400969820
@ (74, 161, 240)



ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF OUACHITA

On 09/09/2016 (MM/DD/YYYY), before me appeared Kelly McWilliams, to me personally known, who did say that he/she/they is/are the Vice President of THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY-IN-FACT and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

Eva Reese

Notary Public - State of LOUISIANA
Commission expires: Upon My Death

EVA REESE
OUACHITA PARISH, LOUISIANA
LIFETIME COMMISSION
NOTARY ID # 17070

Document Prepared By: Kelly McWilliams, JPMorgan Chase Bank, N.A., 780 Kansas Lane, Suite A,
Monroe, LA, 71203, 800-401-6587

JPCAS 396019492 -- WAMU T0816095720 [C-1] FRMCA1_JPCAS3



EXHIBIT B

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**
JOB ADDRESS: **3837 NORTH HELLMAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5302-024-021**

Date: **June 17, 2026**

Last Full Title: **02/27/2026**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) GUMERCINDO VICTOR VELASQUEZ AND JUAN E. VELASQUEZ
3837 HELLMAN AVENUE
LOS ANGELES, CA 90032-1522

CAPACITY: OWNERS
- 2) JPMORGAN CHASE BANK, NA
C/O NATIONWIDE TITLE CLEARING, INC.
2100 ALT. 19 NORTH
PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
3837 HELLMAN AVE, LOS ANGELES, CA 90032-1522



RealQuest

Owner Information

Owner Name: **VELASQUEZ GUMERCINDO V/VELASQUEZ JUAN E**
 Mailing Address: **3837 HELLMAN AVE, LOS ANGELES CA 90032-1522 C043**
 Vesting Codes: **SM / A /**

Location Information

Legal Description: **PASADENA VILLA TRACT LOT 20**
 County: **LOS ANGELES, CA** APN: **5302-024-021**
 Census Tract / Block: **2013.01 / 1** Alternate APN:
 Township-Range-Sect: **161-78** Subdivision: **PASADENA VILLA TR**
 Legal Book/Page: **20** Map Reference: **/**
 Legal Lot: **18** Tract #: **LOS ANGELES**
 Legal Block: **621** School District: **LOS ANGELES**
 Market Area: **LOS ANGELES**
 Neighbor Code: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **10/18/1996 /** 1st Mtg Amount/Type: **\$124,029 / FHA**
 Sale Price: **\$125,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1699140** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **Price Per SqFt: \$96.45**
 New Construction: **Multi/Split Sale:**
 Title Company: **FIDELITY NAT'L TITLE INS CO/NY**
 Lender: **SIERRA MTG CORP**
 Seller Name: **MORENO FERNANDO**

Prior Sale Information

Prior Rec/Sale Date: **05/31/1996 /** Prior Lender: **AMERICAN SVGS BK**
 Prior Sale Price: **\$80,000** Prior 1st Mtg Amt/Type: **\$64,000 / CONV**
 Prior Doc Number: **853581** Prior 1st Mtg Rate/Type: **/ ADJUSTABLE INT RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: **1,296** Garage Area: Heat Type: **HEATED**
 Tot Adj Area: Garage Capacity:
 Above Grade: Parking Spaces:
 Total Rooms: Basement Area:
 Bedrooms: **3** Finish Bsmnt Area:
 Bath(F/H): **1 /** Basement Type:
 Year Built / Eff: **1912 / 1912** Roof Type:
 Fireplace: **/** Foundation:
 # of Stories: Roof Material:
 Other Improvements:

Site Information

Zoning: **LAR1** Acres: **0.17** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **7,536** Lot Width/Depth: **50 x 150** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$203,553** Assessed Year: **2025** Property Tax: **\$2,762.82**
 Land Value: **\$154,056** Improved %: **24%** Tax Area: **4**
 Improvement Value: **\$49,497** Tax Year: **2025** Tax Exemption:
 Total Taxable Value: **\$203,553**

Comparable Sales Report

For Property Located At



RealQuest

3837 HELLMAN AVE, LOS ANGELES, CA 90032-1522

6 Comparable(s) Selected.

Report Date: 03/04/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$125,000	\$700,000	\$1,470,000	\$1,034,000
Bldg/Living Area	1,296	1,216	1,452	1,321
Price/Sqft	\$96.45	\$547.30	\$1,012.40	\$780.83
Year Built	1912	1920	1961	1945

Lot Area	7,536	6,085	7,533	7,157
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$203,553	\$55,336	\$1,008,281	\$576,634
Distance From Subject	0.00	0.17	0.39	0.26

*= user supplied for search only

Comp #:				Distance From Subject:0.17 (miles)
Address:	3723 OAK HILL AVE, LOS ANGELES, CA 90032-1444			
Owner Name:	WILKE DILLON/PEREZ-MENDOZA MARILYN			
Seller Name:	TRAN DANG & HUONG F/TR			
APN:	5302-026-018	Map Reference:	/	Living Area: 1,400
County:	LOS ANGELES, CA	Census Tract:	2013.01	Total Rooms:
Subdivision:	PASADENA VILLA TR	Zoning:	LAR1	Bedrooms: 3
Rec Date:	11/07/2025	Prior Rec Date:	06/12/1998	Bath(F/H): 2 /
Sale Date:	08/28/2025	Prior Sale Date:	05/13/1998	Yr Built/Eff: 1961 / 1961
Sale Price:	\$914,000	Prior Sale Price:	\$143,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	780641	Acres:	0.17	Fireplace: /
1st Mtg Amt:	\$800,000	Lot Area:	7,533	Pool:
Total Value:	\$228,305	# of Stories:		Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:	2	Distance From Subject:0.23 (miles)		
Address:	3842 HARRIMAN AVE, LOS ANGELES, CA 90032-1021			
Owner Name:	CALOZA GERTRUDES			
Seller Name:	ROSS ROBERT L III			
APN:	5306-010-033	Map Reference:	/	Living Area: 1,308
County:	LOS ANGELES, CA	Census Tract:	2012.00	Total Rooms:
Subdivision:	PASADENA VILLA	Zoning:	LAR1	Bedrooms: 3
Rec Date:	02/05/2026	Prior Rec Date:	08/23/2016	Bath(F/H): 2 /
Sale Date:	12/30/2025	Prior Sale Date:	07/26/2016	Yr Built/Eff: 1959 / 1964
Sale Price:	\$999,000	Prior Sale Price:	\$652,500	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	85490	Acres:	0.17	Fireplace: /
1st Mtg Amt:	\$747,800	Lot Area:	7,500	Pool:
Total Value:	\$757,276	# of Stories:		Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:	3	Distance From Subject:0.24 (miles)		
Address:	3850 MONTEREY RD, LOS ANGELES, CA 90032-1434			
Owner Name:	PARK SAMANTHA			
Seller Name:	BAUMGARTEN ADAM H & KELLY			
APN:	5302-032-006	Map Reference:	/	Living Area: 1,271
County:	LOS ANGELES, CA	Census Tract:	2013.01	Total Rooms:
Subdivision:	19666	Zoning:	LAR1	Bedrooms: 3
Rec Date:	08/27/2025	Prior Rec Date:	08/08/2019	Bath(F/H): 2 /
Sale Date:	07/28/2025	Prior Sale Date:	07/25/2019	Yr Built/Eff: 1956 / 1956
Sale Price:	\$1,000,000	Prior Sale Price:	\$596,500	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	582673	Acres:	0.16	Fireplace: /
1st Mtg Amt:	\$800,000	Lot Area:	7,182	Pool:
Total Value:	\$652,354	# of Stories:		Roof Mat:
Land Use:	SFR	Park Area/Cap#:	/	Parking:

Comp #:	4	Distance From Subject:0.26 (miles)			
Address:	3746 RANDOLPH AVE, LOS ANGELES, CA 90032-1515				
Owner Name:	ETHERINGTON PHILIP/PARKER GEORGIA				
Seller Name:	CHIN CHRISTOPHER & MARIANA O				
APN:	5306-011-026	Map Reference:	/	Living Area:	1,452
County:	LOS ANGELES, CA	Census Tract:	2012.00	Total Rooms:	
Subdivision:	PASADENA VILLA TR	Zoning:	LARD3	Bedrooms:	3
Rec Date:	08/13/2025	Prior Rec Date:	01/27/2016	Bath(F/H):	2 /
Sale Date:	06/25/2025	Prior Sale Date:	01/19/2016	Yr Built/Eff:	1923 / 1990
Sale Price:	\$1,470,000	Prior Sale Price:	\$575,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	549831	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$1,000,000	Lot Area:	7,489	Pool:	
Total Value:	\$758,249	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	5	Distance From Subject:0.29 (miles)			
Address:	4767 HILLSDALE DR, LOS ANGELES, CA 90032-1528				
Owner Name:	STEIN JOHN T/ANDRIKIDIS ZOE				
Seller Name:	LAI CHRISTINE				
APN:	5213-007-012	Map Reference:	/	Living Area:	1,216
County:	LOS ANGELES, CA	Census Tract:	2012.00	Total Rooms:	
Subdivision:	BAIRD PARK	Zoning:	LARD3	Bedrooms:	2
Rec Date:	08/01/2025	Prior Rec Date:	12/23/2020	Bath(F/H):	2 /
Sale Date:	07/23/2025	Prior Sale Date:	12/17/2020	Yr Built/Eff:	1920 / 1953
Sale Price:	\$1,121,000	Prior Sale Price:	\$932,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	

Document #:	520927	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$784,700	Lot Area:	6,085	Pool:	
Total Value:	\$1,008,281	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	6	Distance From Subject:0.39 (miles)			
Address:	4024 MONTEREY RD, LOS ANGELES, CA 90032-1438				
Owner Name:	OZAWA KEI FAMILY TRUST				
Seller Name:	OZAWA KEI FAMILY TRUST				
APN:	5302-034-001	Map Reference:	/	Living Area:	1,279
County:	LOS ANGELES, CA	Census Tract:	2013.02	Total Rooms:	
Subdivision:	19666	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/23/2025	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	09/17/2025	Prior Sale Date:		Yr Built/Eff:	1956 / 1956
Sale Price:	\$700,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	654554	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,151	Pool:	
Total Value:	\$55,336	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **ROBERT MINASSIANS**
JOB ADDRESS: **3837 NORTH HELLMAN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5302-024-021**

Date: **June 17, 2026**

CASE NO.: **983759**
ORDER NO.: **A-5987783**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 26, 2023**
COMPLIANCE EXPECTED DATE: **July 26, 2023**
DATE COMPLIANCE OBTAINED: **November 3, 2023**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5987783

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
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

VELASQUEZ, GUMERCINDO V AND JUAN E
3837 HELLMAN AVE
LOS ANGELES, CA 90032

CASE #: 983759
ORDER #: A-5987783
EFFECTIVE DATE: June 26, 2023
COMPLIANCE DATE: July 26, 2023

OWNER OF
SITE ADDRESS: 3837 N HELLMAN AVE
ASSESSORS PARCEL NO.: 5302-024-021
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 of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

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

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.

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

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:

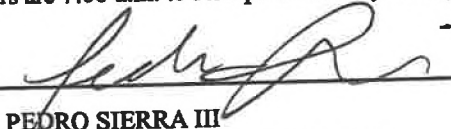
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

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

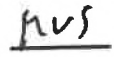
Inspector:



PEDRO SIERRA III
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90023

Date: June 12, 2023

pedro.sierra@lacity.org


REVIEWED BY

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

JUN 14 2023

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
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