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

July 9, 2026

Council District: # 7

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

JOB ADDRESS: **12819 WEST DAVENTRY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2527-017-001**
Re: Invoice #909045-7

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: **12819 West Daventry 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 January 17, 2024 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:

Description	Amount
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	35.00
Grand Total	**$ 1,281.56**

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 **$1,281.56** 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 **$1,281.56** 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

EXHIBIT A

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

Property Title Report

Work Order No. T18910 **Prepared for:** City of Los Angeles
Dated as of: 04/22/2026

SCHEDULE A
(Reported Property Information)

APN #: 2527-017-001

Property Address: 12819 W DAVENTRY ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION
Type of Document: GRANT DEED
Grantee : ANTONIA G. TORRES
Grantor : JOAQUIN MORALES
Deed Date : 09/22/2006 **Recorded :** 10/11/2006
Instr No. : 06-2259004

MAILING ADDRESS: ANTONIA G. TORRES
12819 DAVENTRY ST, PACOIMA, CA 91331-1104

SCHEDULE B

LEGAL DESCRIPTION
Lot Number: 29 Tract No: 17138 Brief Description: TRACT # 17138 LOT 29

MORTGAGES/LIENS
Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST
Recording Date: 12/06/2018 **Document #:** 18-1234248
Loan Amount: $310,000
Lender Name: FIRST AMERICAN MORTGAGE SOLUTIONS
Borrowers Name: ANTONIA G. TORRES

MAILING ADDRESS: FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402

Type of Document: RESCISSION OF NOTICE OF DEFULT AND ELECTION TO SELL UNDER DEED OF TRUST
Recording Date: 08/13/2024 **Document #:** 24-0543174

MAILING ADDRESS: QUALITY LOAN SERVICE CORPORATION
2763 CAMINO DEL RIO SOUTH SAN DIEGO, CA 92108

This page is part of your document - DO NOT DISCARD

06 2259004

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10/11/06 AT 08:00am

TITLE(S) : DEED

FEE

FEE
$7
RR

D.T.T.

NOTIFICATION SENT-$4

CODE
20

CODE
19

CODE
9____

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

8207 - 017 - 009

09

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Gateway Title

AND WHEN RECORDED MAIL TO:

Miss Maria G. Torres
12819 Daventry Street
Pacoima, CA 91331

2

06 · 2259004

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: LA6014403 Escrow No.: 01-10284

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $NONE
[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 [X] City of Los Angeles **AND**

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

Joaquin Morales, a single man

hereby GRANT(s) to:

Antonia G. Torres, a single woman

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
Lot 29 of Tract No. 17138 as per Map recorded in Book 496, Pages 14 and 15 of Maps, in the Office of the County Recorder of Los Angeles County, California
Also Known as: 12819 Daventry Street, Pacoima, CA 91331
AP#: 2527 017 001
IT IS THE EXPRESS INTENT OF THE GRANTOR TO GRANT ALL RIGHT, TITLE AND INTEREST IN AND TO THE WITHIN DESCRIBED PROPERTY TO THE GRANTEE.

THIS CONVEYANCE IS A BONAFIDE GIFT AND GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911

DATED September 22, 2006
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On October 4, 2006
Before me, Lissette Ramirez
A Notary Public in and for said State, personally appeared
Joaquin Morales

Joaquin Morales

~~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.

ESI1 LISSETTE RAMIREZ COMM. #1394830 Notary Public-California LOS ANGELES COUNTY My Comm. Exp. Jan 19, 2007 ESI1

Signature Lissette Ramirez (This area for official notarial seal)
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

This page is part of your document - DO NOT DISCARD

20181234248

Pages: 0002

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

12/06/18 AT 03:54PM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00

LEADSHEET

201812060280111

00016031979

009500435

SEQ:
01

SECURE - Daily

THIS FORM IS NOT TO BE DUPLICATED

E269920

E13-201812053[illegible]81

RECORDING REQUESTED BY: **CSC/INGEO**

WHEN RECORDED MAIL TO:
ATTN: **ASSIGNMENT DEPT.**
RUSHMORE LOAN MANAGEMENT SERVICES LLC
C/O FIRST AMERICAN MORTGAGE SOLUTIONS, LLC
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. **(208) 528-9895**

CALIFORNIA
COUNTY OF **LOS ANGELES**
LOAN NO.: **22995138 [7601683776]**

CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, **GOLDMAN SACHS MORTGAGE COMPANY**, located at **2001 ROSS AVENUE SUITE 2800, DALLAS, TX 75201**, Assignor, does hereby assign to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2018-RPL3**, located at **60 LIVINGSTON AVENUE EP-MN-WS3D, ST. PAUL, MN 55107**, Assignee, its successors and assigns, all its rights, title and interest in and to that certain Deed of Trust dated **NOVEMBER 14, 2007**, executed by **ANTONIA G TORRES, A SINGLE WOMAN**, Trustor, to **GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION**, Trustee, for the benefit of **WORLD SAVINGS BANK, FSB**, Original Beneficiary, and recorded on **NOVEMBER 21, 2007** as Instrument No. **20072586598** in the official records of the County Recorder's Office in and for the County of **LOS ANGELES**, State of **CALIFORNIA**.

LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST REFERRED TO HEREIN**

COMMONLY KNOWN AS: **12819 DAVENTRY ST, PACOIMA, CA 91331**

TOGETHER WITH all rights accrued or to accrue under said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on NOV 15 2018.

GOLDMAN SACHS MORTGAGE COMPANY

BIFF ROGERS, VICE PRESIDENT

STATE OF **TEXAS** COUNTY OF **DALLAS**) ss.

On NOV 15 2018, before me, Danielle Bolin, personally appeared **BIFF ROGERS** known to me to be the **VICE PRESIDENT** of **GOLDMAN SACHS MORTGAGE COMPANY** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Danielle Bolin (COMMISSION EXP. NOV 11 2019)

NOTARY PUBLIC

DANIELLE BOLIN
Notary Public, State of Texas
Comm. Expires 11-11-2019
Notary ID 130437026

RM8080117IM - AM - CA

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20240543174

Pages: 0004

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

08/13/24 AT 03:29PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	103.00

LEADSHEET

202408130230034

00024703761

014838521

SEQ:
01

SECURE - Daily - Time Sensitive

THIS FORM IS NOT TO BE DUPLICATED

0708378542-78[illegible]2-T(

E248987

Recording Requested By:
Quality Loan Service Corporation
2763 Camino Del Rio South
San Diego, CA 92108

When Recorded Mail to:
Quality Loan Service Corporation
2763 Camino Del Rio South
San Diego, CA 92108
619-645-7711

Rescission of Notice of Default and Election to Sell Under Deed of Trust

---

TITLE OF DOCUMENT

Recording requested by:

When recorded mail to:

Quality Loan Service Corporation
2763 Camino Del Rio South
San Diego, CA 92108

TS No.: **CA-24-993050-AB**
Order No.: **240372366-CA-VOI**

Space above this line for recorders use

Rescission of Notice of Default and Election to Sell Under Deed of Trust

NOTICE IS HEREBY GIVEN: That **QUALITY LOAN SERVICE CORPORATION** is duly appointed Trustee under a Deed of Trust dated **11/14/2007**, executed by **ANTONIA G TORRES, A SINGLE WOMAN**, as Trustor, to secure certain obligations in favor of **WORLD SAVINGS BANK, FSB**, as Beneficiary, recorded **11/21/2007**, as **Instrument No. 20072586598** of Official Records in the Office of the Recorder of **LOS ANGELES** County, **California** describing land therein as more fully described on the above referenced deed of trust.

Said obligations including one note for the sum of $310,000.00.

Whereas, the present beneficiary under that certain Deed of Trust herein above described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas, Notice was heretofore given of breach of obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described; and Whereas, a Notice of Default was recorded on the day and in the book and page set forth below:

Notice was recorded on **7/31/2024** in the office of the Recorder of **LOS ANGELES** County, California, Instrument No. **20240511517**, in Book xxx, Page xxx , of Official Records.

TS No.: **CA-24-993050-AB**

NOW; THEREFORE, NOTICE IS HEREBY GIVEN that the present Beneficiary and/or the Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Default; and does further hereby rescind, cancel, withdraw and revoke any acceleration of the loan that may have occurred by way of any trustee's action, it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present or future under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice of Default, and shall no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby shall be and remain in force and effect the same as if said Declaration of Default and Notice of Default had not been made and given.

Dated: 09-13-2024

QUALITY LOAN SERVICE CORPORATION

By: Lajahnique Webster
Its: Assistant Secretary

EXHIBIT B

ASSIGNED INSPECTOR: **RAUL VASQUEZ** **Date: July 9, 2026**
JOB ADDRESS: **12819 WEST DAVENTRY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2527-017-001**

Last Full Title: **04/22/2026** Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) ANTONIA G. TORRES
12819 DAVENTRY STREET
PACOIMA, CA 91331-1104 CAPACITY: OWNER

2) FIRST AMERICAN MORTGAGE SOLUTIONS, LLC
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402 CAPACITY: INTERESTED PARTY

EXHIBIT C

Property Detail Report

For Property Located At :
12819 DAVENTRY ST, PACOIMA, CA 91331-1104

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**TORRES ANTONIA G**
Mailing Address:	**12819 DAVENTRY ST, PACOIMA CA 91331-1104 C006**
Vesting Codes:	SW / /

Location Information

Legal Description:	**TRACT # 17138 LOT 29**		
County:	LOS ANGELES, CA	APN:	2527-017-001
Census Tract / Block:	1042.03 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	17138
Legal Book/Page:	496-14	Map Reference:	/
Legal Lot:	29	Tract #:	17138
Legal Block:		School District:	LOS ANGELES
Market Area:	PAC	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	10/11/2006 / 09/22/2006	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	2259005
Document #:	2259004		

Last Market Sale Information

Recording/Sale Date:	04/26/1996 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	655751	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:	MORALES RENE		

Prior Sale Information

Prior Rec/Sale Date:	08/26/1994 /	Prior Lender:	PRIME FIN'L CORP
Prior Sale Price:	$133,000	Prior 1st Mtg Amt/Type:	$131,534 / CONV
Prior Doc Number:	1580003	Prior 1st Mtg Rate/Type:	/ ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,873	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1956	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,962	Lot Width/Depth:	65 x 93	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	$456,266	Assessed Year:	2025	Property Tax:	$12,748.44
Land Value:	$256,851	Improved %:	44%	Tax Area:	13
Improvement Value:	$199,415	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	$456,266				

Comparable Sales Report

For Property Located At

CoreLogic RealQuest Professional

12819 DAVENTRY ST, PACOIMA, CA 91331-1104

3 Comparable(s) Selected. Report Date: 04/30/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	$0	$630,000	$853,000	$744,333
Bldg/Living Area	1,873	1,621	1,765	1,672
Price/Sqft	$0.00	$356.94	$526.22	$447.76
Year Built	1955	1957	1965	1959
Lot Area	5,962	5,276	8,259	7,162
Bedrooms	4	3	5	4
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	$456,266	$217,486	$383,865	$303,466
Distance From Subject	0.00	0.18	0.34	0.25

*= user supplied for search only

Comp #:1 Distance From Subject:**0.18 (miles)**

Address:	**11718 BORDEN AVE, PACOIMA, CA 91331-1003**				
Owner Name:	**MURILLO ALEJANDRO/MURILLO FERNANDO**				
Seller Name:	**GRANADOS VIRGINIA**				
APN:	**2527-016-026**	Map Reference:	/	Living Area:	**1,765**
County:	**LOS ANGELES, CA**	Census Tract:	**1042.01**	Total Rooms:	
Subdivision:	**20972**	Zoning:	**LAR1**	Bedrooms:	**3**
Rec Date:	**12/31/2025**	Prior Rec Date:	**03/02/2004**	Bath(F/H):	**1 /**
Sale Date:	**12/01/2025**	Prior Sale Date:	**02/17/2004**	Yr Built/Eff:	**1957 / 1976**
Sale Price:	**$630,000**	Prior Sale Price:	**$270,000**	Air Cond:	
Sale Type:	**FULL**	Prior Sale Type:	**UNKNOWN**	Style:	
Document #:	**950090**	Acres:	**0.18**	Fireplace:	/
1st Mtg Amt:	**$618,589**	Lot Area:	**7,950**	Pool:	
Total Value:	**$383,865**	# of Stories:		Roof Mat:	
Land Use:	**SFR**	Park Area/Cap#:	/	Parking:	

Comp #:**2** Distance From Subject:**0.22 (miles)**

Address:	**11552 FELLOWS AVE, PACOIMA, CA 91331-1167**				
Owner Name:	**SANCHEZ JAMIE N**				
Seller Name:	**AP HOLDING LLC**				
APN:	**2533-022-007**	Map Reference:	**/**	Living Area:	**1,621**
County:	**LOS ANGELES, CA**	Census Tract:	**1042.03**	Total Rooms:	
Subdivision:	**21597**	Zoning:	**LAR1**	Bedrooms:	**4**
Rec Date:	**01/21/2026**	Prior Rec Date:	**04/22/2025**	Bath(F/H):	**2 /**
Sale Date:	**12/09/2025**	Prior Sale Date:	**03/24/2025**	Yr Built/Eff:	**1957 / 1957**
Sale Price:	**$853,000**	Prior Sale Price:	**$665,000**	Air Cond:	**CENTRAL**
Sale Type:	**FULL**	Prior Sale Type:	**FULL**	Style:	
Document #:	**48569**	Acres:	**0.19**	Fireplace:	**/**
1st Mtg Amt:	**$767,700**	Lot Area:	**8,259**	Pool:	
Total Value:	**$309,046**	# of Stories:		Roof Mat:	
Land Use:	**SFR**	Park Area/Cap#:	**/**	Parking:	

Comp #:**3** Distance From Subject:**0.34 (miles)**

Address:	**12760 JUDD ST, PACOIMA, CA 91331-1380**				
Owner Name:	**CISNEROS MARCO A/SOLORZANO MARCO A C**				
Seller Name:	**ELLIS DAVID N**				
APN:	**2533-029-040**	Map Reference:	**/**	Living Area:	**1,630**
County:	**LOS ANGELES, CA**	Census Tract:	**1042.03**	Total Rooms:	
Subdivision:	**29370**	Zoning:	**LAR1**	Bedrooms:	**5**
Rec Date:	**09/02/2025**	Prior Rec Date:	**12/29/2006**	Bath(F/H):	**3 /**
Sale Date:	**08/19/2025**	Prior Sale Date:	**12/04/2006**	Yr Built/Eff:	**1965 / 1965**
Sale Price:	**$750,000**	Prior Sale Price:	**$540,000**	Air Cond:	**EVAP COOLER**
Sale Type:	**FULL**	Prior Sale Type:	**UNKNOWN**	Style:	
Document #:	**593493**	Acres:	**0.12**	Fireplace:	**/**
1st Mtg Amt:	**$736,415**	Lot Area:	**5,276**	Pool:	
Total Value:	**$217,486**	# of Stories:		Roof Mat:	
Land Use:	**SFR**	Park Area/Cap#:	**/**	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **RAUL VASQUEZ** **Date: July 9, 2026**
JOB ADDRESS: **12819 WEST DAVENTRY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2527-017-001**

CASE NO.: 993015
ORDER NO.: A-6145193

EFFECTIVE DATE OF ORDER TO COMPLY: **January 17, 2024**
COMPLIANCE EXPECTED DATE: **February 16, 2024**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6145193

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
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

TORRES,ANTONIA G
12819 DAVENTRY ST
PACOIMA, CA 91331

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

JAN 09 2024

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

CASE #: 993015
ORDER #: A-6145193
EFFECTIVE DATE: January 17, 2024
COMPLIANCE DATE: **February 16, 2024**

OWNER OF
SITE ADDRESS: **12819 W DAVENTRY ST**
ASSESSORS PARCEL NO.: 2527-017-001
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):

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.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **$2,310.00.**
Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than $1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9862.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: AA Date: January 02, 2024

AGUSTIN ALVAREZ MORALES
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9862
Agustin.Alvarez@lacity.org

MVS
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.