

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012



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GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

December 17, 2025

Council District: # 14

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

JOB ADDRESS: **950 SOUTH BROADWAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5139-002-022**
Re: Invoice #874697-1

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: **950 South Broadway, 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 on June 20, 2022 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	579.17
Title Report fee	30.00
Grand Total	\$ 2,919.17

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 **\$2,919.17** 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 **\$2,919.17** 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

evj

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. T18608
Dated as of: 09/19/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5139-002-022

Property Address: 950 S. BROADWAY City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED
Grantee: ALATAU CAPITAL LLC
Grantor: 950 SOUTH BROADWAY LLC
Deed Date : 01/17/2018 Recorded : 01/17/2018
Instr No. : 18-0048228

MAILING ADDRESS: ALATAU CAPITAL LLC
5660 KELVIN AVE, WOODLAND HILLS, CA 91367-6721

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 15,16 Block: A Brief Description: JOHN G DOWNEY TRACT EX OF ST LOT 15 AND SW
0.25 FT EX OF ST OF LOT 16 BLK A**

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180048228



Pages:
0004

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

01/17/18 AT 08:00AM

FEEs:	27.00
TAXES:	72,800.00
OTHER:	0.00
<hr/>	
PAID:	72,827.00



LEADSHEET



201801170110012

00014784715



008850098

SEQ:
02

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R06

Recording Requested By:
First American Title Insurance Company
National Commercial Services
777 S. Figueroa Street, 4th Floor
Los Angeles, CA 90017
File No: NCS

850795

2

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO:



ALATAU CAPITAL LLC
5660 Kelvin Avenue
Woodland Hills, California 91367
Attn: David Schnaid

GRANT DEED

-AA

Assessor's Parcel Number: 5139-002-022

Grantor has declared the amount of the transfer tax which is due is \$14,300.00 County
\$58,500.00 City

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, 950 SOUTH BROADWAY LLC, a California limited liability company (the "Grantor"), hereby grants to ALATAU CAPITAL LLC, a California limited liability company, that certain real property located at 950 South Broadway, in the City of Los Angeles, County of Los Angeles, State of California described in Exhibit A attached hereto and incorporated herein, together with all buildings and improvements located thereon and all fixtures, easements and appurtenances of every kind or nature belonging thereto, if any.

17th IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed on this day of January, 2018.

950 SOUTH BROADWAY LLC,
a California limited liability company

By: Palmer/L&R Broadway Properties Limited Partnership,
a California limited partnership,
its sole member

By: Palmer Broadway Properties, LLC,
a California limited liability company,
its General Partner

By: Geoff Palmer
Name: Geoff Palmer
Its: Sole Member

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 }

On January 12, 2018, before me, MARTA ZARRAGOITIA Notary Public, personally appeared GEOFF PALMER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Marta Zarragoitia*
Signature of Notary Public



(Notary Seal)

**EXHIBIT A TO GRANT DEED
LEGAL DESCRIPTION OF PROPERTY**

PARCEL 1:

LOT 15, IN BLOCK A OF THE JOHN G. DOWNEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY

OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE(S) 222,

OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WEST 20 FEET THEREOF AS CONVEYED TO THE CITY OF LOS

ANGELES FOR USE AS PUBLIC STREET BY DEED RECORDED IN BOOK 1105, PAGE 225 OF

DEEDS.

PARCEL 2:

THE SOUTHERLY 3 INCHES OF LOT 16 IN BLOCK A, OF THE JOHN G. DOWNEY TRACT, IN THE

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP

RECORDED IN BOOK 5, PAGE(S) 222 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE

COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 20 FEET THEREOF TAKEN FOR WIDENING BROADWAY.

APN: 5139-002-022

EXHIBIT B

ASSIGNED INSPECTOR: **LONG LEE**
JOB ADDRESS: **950 SOUTH BROADWAY, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5139-002-022**

Date: **December 17, 2025**

Last Full Title: **09/19/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ALATAU CAPITAL, LLC
C/O DAVID SCHNAID
5660 KELVIN AVENUE
WOODLAND HILLS, CA 91367-6721 CAPACITY: OWNER

Property Detail Report

For Property Located At :

950 S BROADWAY, LOS ANGELES, CA 90015-1610



Owner Information

Owner Name: **ALATAU CAPITAL LLC**
 Mailing Address: **5660 KELVIN AVE, WOODLAND HILLS CA 91367-6700 C045 C/O DAVID SCHNAID**
 Vesting Codes: **//**

Location Information

Legal Description: **JOHN G DOWNEY TRACT EX OF ST LOT 15 AND SW 0.25 FT EX OF ST OF LOT 16**
 County: **LOS ANGELES, CA** APN: **5139-002-022**
 Census Tract / Block: **2079.02 / 1** Alternate APN:
 Township-Range-Sect: **2079.02 / 1** Subdivision: **JOHN G DOWNEY**
 Legal Book/Page: **16** Map Reference: **44-C4 /**
 Legal Lot: **16** Tract #: **16**
 Legal Block: **A** School District: **LOS ANGELES**
 Market Area: **C42** School District Name: **LOS ANGELES**
 Neighbor Code: **C42** Munic/Township: **LOS ANGELES**

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **01/17/2018 / 01/17/2018** 1st Mtg Amount/Type: **/**
 Sale Price: **\$13,000,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **48228** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$376.27**
 New Construction: **GRANT DEED** Multi/Split Sale:
 Title Company: **FIRST AMERICAN TITLE INS CO NA**
 Lender:
 Seller Name: **950 SOUTH BROADWAY LLC**

Prior Sale Information

Prior Rec/Sale Date: **11/21/2013 / 11/20/2013** Prior Lender:
 Prior Sale Price: **\$5,000,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1660212** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1913 / 1935	Total Rooms/Offices	Garage Area:
Gross Area:	34,550	Total Restrooms:	Garage Capacity:
Building Area:	34,550	Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

Site Information

Zoning:	LAC2	Acres:	0.10	County Use:	OFFICE BLDG (1716)
Lot Area:	4,514	Lot Width/Depth:	50 x 90	State Use:	
Land Use:	OFFICE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$14,501,745	Assessed Year:	2024	Property Tax:	\$181,403.08
Land Value:	\$1,673,277	Improved %:	88%	Tax Area:	13264
Improvement Value:	\$12,828,468	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$14,501,745				

Comparable Sales Report

For Property Located At



950 S BROADWAY, LOS ANGELES, CA 90015-1610

7 Comparable(s) Selected.

Report Date: 10/02/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$13,000,000	\$3,850,000	\$26,365,000	\$10,129,286
Bldg/Living Area	34,550	29,650	39,543	34,926
Price/Sqft	\$376.27	\$106.23	\$730.64	\$287.74
Year Built	1913	1926	1988	1966
Lot Area	4,514	14,778	101,476	35,111
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	2.00	3.00	2.50
Total Value	\$14,501,745	\$1,646,765	\$13,939,181	\$7,343,769
Distance From Subject	0.00	0.98	19.63	10.50

*= user supplied for search only

Comp #:	1	Distance From Subject: 0.98 (miles)			
Address:	1313 W 8TH ST, LOS ANGELES, CA 90017				
Owner Name:	BUILDING FUND LLC				
Seller Name:	ACLU FOUN OF STHRN CALIFORNIA LLC				
APN:	5143-011-016	Map Reference:	44-B3 /	Building Area:	39,543
County:	LOS ANGELES, CA	Census Tract:	2093.00	Total Rooms/Offices:	
Subdivision:	GARLAND TR	Zoning:	LACW	Total Restrooms:	
Rec Date:	09/19/2025	Prior Rec Date:	02/14/2007	Yr Built/Eff:	1963 / 1963
Sale Date:	09/16/2025	Prior Sale Date:	01/24/2007	Air Cond:	CENTRAL
Sale Price:	\$10,000,000	Prior Sale Price:	\$7,800,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	CONCRETE
Document #:	646582	Acres:	0.39		
1st Mtg Amt:	\$7,000,000	Lot Area:	17,053		
Total Value:	\$10,245,453	# of Stories:	3		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 2.12 (miles)			
Address:	2727 W 6TH ST 215, LOS ANGELES, CA 90057-3136				
Owner Name:	2727 6TH STREET LP				
Seller Name:	PARK JENNIFER E				
APN:	5155-019-006	Map Reference:	44-A2 /	Building Area:	35,904
County:	LOS ANGELES, CA	Census Tract:	2087.10	Total Rooms/Offices:	
Subdivision:	RAMPART HEIGHTS	Zoning:	LAC2	Total Restrooms:	

Rec Date:	07/29/2025	Prior Rec Date:	11/01/1994	Yr Built/Eff:	1955 / 1955
Sale Date:	07/22/2025	Prior Sale Date:		Air Cond:	CENTRAL
Sale Price:	\$10,190,000	Prior Sale Price:	\$1,000,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	510359	Acres:	0.78		
1st Mtg Amt:		Lot Area:	34,055		
Total Value:	\$1,646,765	# of Stories:	2		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	17952 /		

Comp #:	3	Distance From Subject: 6.85 (miles)			
Address:	8350 WILSHIRE BLVD, BEVERLY HILLS, CA 90211				
Owner Name:	8350 WILSHIRE LLC				
Seller Name:	8350 WILSHIRE BLVD ASSOCS II L				
APN:	4333-030-130	Map Reference:	/	Building Area:	36,085
County:	LOS ANGELES, CA	Census Tract:	7009.01	Total Rooms/Offices:	
Subdivision:	4988	Zoning:	BHC305	Total Restrooms:	
Rec Date:	05/27/2025	Prior Rec Date:		Yr Built/Eff:	1979 / 1980
Sale Date:	05/15/2025	Prior Sale Date:		Air Cond:	
Sale Price:	\$26,365,000	Prior Sale Price:		Pool:	POOL
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	348156	Acres:	0.44		
1st Mtg Amt:		Lot Area:	19,322		
Total Value:	\$13,939,181	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject: 8.10 (miles)			
Address:	305 W MAIN ST, ALHAMBRA, CA 91801-3405				
Owner Name:	MAXCITY PROPERTIES LLC				
Seller Name:	CATHAY BANK				
APN:	5338-035-017	Map Reference:	37-B4 /	Building Area:	36,241
County:	LOS ANGELES, CA	Census Tract:	4803.04	Total Rooms/Offices:	
Subdivision:	WINSOR	Zoning:	ALCPD*	Total Restrooms:	
Rec Date:	04/18/2025	Prior Rec Date:	03/25/2005	Yr Built/Eff:	1926 / 1928
Sale Date:	04/15/2025	Prior Sale Date:	01/23/2005	Air Cond:	YES
Sale Price:	\$3,850,000	Prior Sale Price:	\$5,350,050	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	255294	Acres:	0.34		
1st Mtg Amt:		Lot Area:	14,778		
Total Value:	\$7,955,984	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject: 16.44 (miles)			
Address:	12625 LA MIRADA BLVD, LA MIRADA, CA 90638				
Owner Name:	PIH HEALTH INC				
Seller Name:	BIOLA UNIVERSITY INC				
APN:	8041-022-038	Map Reference:	/	Building Area:	29,650
County:	LOS ANGELES, CA	Census Tract:	5040.01	Total Rooms/Offices:	
Subdivision:		Zoning:	LMC4*	Total Restrooms:	
Rec Date:	08/01/2025	Prior Rec Date:	07/31/2025	Yr Built/Eff:	1974 /
Sale Date:	07/29/2025	Prior Sale Date:	07/29/2025	Air Cond:	NONE
Sale Price:	\$6,800,000	Prior Sale Price:	\$6,800,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	519038	Acres:	0.48		
1st Mtg Amt:		Lot Area:	21,093		
Total Value:	\$1,853,408	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	6			Distance From Subject:	19.35 (miles)
Address:	15545 DEVONSHIRE ST, MISSION HILLS, CA 91345				
Owner Name:	NORINA PROPERTIES LP/HASHIM FATIMA & PIYARALI				
Seller Name:	BLACKHAWK DEVONSHIRE LLC				
APN:	2649-015-046	Map Reference:	8-B3 /	Building Area:	35,160
County:	LOS ANGELES, CA	Census Tract:	1096.04	Total Rooms/Offices:	
Subdivision:	18607	Zoning:	LACR	Total Restrooms:	
Rec Date:	09/15/2025	Prior Rec Date:	02/13/2012	Yr Built/Eff:	1988 / 1988
Sale Date:	09/12/2025	Prior Sale Date:	02/07/2012	Air Cond:	
Sale Price:	\$6,275,000	Prior Sale Price:	\$5,650,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	633271	Acres:	0.87		
1st Mtg Amt:		Lot Area:	38,003		
Total Value:	\$6,957,563	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	7			Distance From Subject:	19.63 (miles)
Address:	6631 N CALLE EVA MIRANDA, IRWINDALE, CA 91702-2856				
Owner Name:	8DOTS LLC				
Seller Name:	SOCAL INDUSTRIAL LLC				
APN:	8616-022-019	Map Reference:	86-B5 /	Building Area:	31,899
County:	LOS ANGELES, CA	Census Tract:	4046.00	Total Rooms/Offices:	
Subdivision:	34340	Zoning:	1RM2S*	Total Restrooms:	
Rec Date:	01/30/2025	Prior Rec Date:	01/04/2021	Yr Built/Eff:	1981 / 1985
Sale Date:	01/29/2025	Prior Sale Date:	12/08/2020	Air Cond:	
Sale Price:	\$7,425,000	Prior Sale Price:	\$4,500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	61213	Acres:	2.33		
1st Mtg Amt:		Lot Area:	101,476		
Total Value:	\$8,808,026	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: LONG LEE
JOB ADDRESS: 950 SOUTH BROADWAY, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5139-002-022

Date: December 17, 2025

CASE NO.: 953447
ORDER NO.: A-5747148

EFFECTIVE DATE OF ORDER TO COMPLY: June 20, 2022
COMPLIANCE EXPECTED DATE: July 20, 2022
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5747148

1010505202531654585

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

ALATAU CAPITAL LLC
5660 KELVIN AVE
WOODLAND HILLS, CA 91367

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

CASE #: 953447
ORDER #: A-5747148
EFFECTIVE DATE: June 20, 2022
COMPLIANCE DATE: July 20, 2022

OWNER OF
SITE ADDRESS: 950 S BROADWAY
ASSESSORS PARCEL NO.: 5139-002-022
ZONE: C2; Commercial Zone

JUN 13 2022

To the address as shown on the last equalized assessment roll.
Initialed by [Signature]

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, 91.6201.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Approx. 30'x10' wall sign on South facing wall.

2. Electrical permit required.

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

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

FILE COPY

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Comments: Light illuminating wall sign on South facing wall.

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:

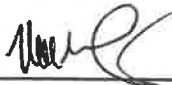
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when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

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

Inspector: _____



Date: June 13, 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