

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

May 15, 2026

Council District: # 8

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

JOB ADDRESS: 745 WEST 109TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6075-002-024
Re: Invoice #896400-3, 901101-6

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: 745 West 109th Place, Los Angeles, CA ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order on August 7, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	18.24
Title Report fee	30.00
Grand Total	\$ 3,604.80

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,604.80** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,604.80** 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. T18725
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6075-002-024

Property Address: 745 W 109TH PL ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : ESTELLE PITCHFORD

Grantor : ROBERT L. PITCHFORD

Deed Date : 08/19/1972 ***Recorded : 02/20/1973***

Instr No. : 1973-2114

MAILING ADDRESS: ESTELLE PITCHFORD
745 W 109TH PL, LOS ANGELES, CA 90044-4313

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 68 Tract No: 10256 Brief Description: TRACT # 10256 LOT 68

MORTGAGES/LIENS

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

FEB 20 1973

RECORDED AT
REQUEST OF
TITLE INSURANCE & TRUST CO.

2114

SPACE ABOVE THIS LINE FOR RECORDER'S USE

122
400 N 2-54

FEB 14 1973

This form furnished by NATIONAL TITLE DIVISION of Title Insurance and Trust Company, 126 West 3rd Street, Los Angeles 13

In space below affix I.R.S. \$.....

QUITCLAIM DEED

In consideration of
hereby acknowledged,

Dollars, receipt of which is

I/WE ROBERT L. PITCHFORD
do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to ESTELLE PITCHFORD

the real property in the City of Los Angeles
State of California, described as:

County of Los Angeles,
Lot 68 of Tract No. 10256, as per map recorded in Book 197
Pages 2 and 3 of maps, in the office of the County Recorder
of said County.

This is a purchase money deed of trust given to secure a
portion of the purchase price and is subject to a first
Deed of Trust which is being recorded concurrently
herewith.

FEE
\$3
ST

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.

47 Min. 12 P.M. FEB 20 1973
Past

Registrar-Recorder

DOCUMENTARY TRANSFER TAX \$ None
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMMISSIONED BY COUNTY CLERK OF LOS ANGELES AND
ENCLAVE TRANSFER TAX OF ONE PER CENT OF SALE
Price: Estelle Pitchford

Dated August 19, 1972

ROBERT L. PITCHFORD

STATE OF CALIFORNIA, }
COUNTY OF LOS ANGELES }

On this 19th day of August, 1972

before me, the undersigned, a Notary Public in and for said County and State, personally appeared

ROBERT L. PITCHFORD

known to me to be the person whose name is subscribed to the within instrument, and acknowledged that
he executed same.

(NOTARIAL SEAL) Witness my hand and official seal.

JOHN H. SMITH
Notary Public in and for said County and State

Affix I.R.S. here

SPACE BELOW FOR RECORDER'S USE ONLY

OFFICIAL SEAL
JOHN H. SMITH
NOTARY PUBLIC, CALIFORNIA
EXPIRATION DATE IN
LOS ANGELES COUNTY
My Commission Expires December 19, 1972

2114

WHEN RECORDED MAIL TO

Estelle L. Pitchford

745 W. 109th Place
Los Angeles, California 90044

MAIL TAX STATEMENTS TO

Same as return address

Title Order No.

Escrow or Loan No.

This instrument filed for record by Title Insurance and Trust
Company as an accommodation only. It has not been examined
as to its execution or as to its effect upon the title.

EXHIBIT B

ASSIGNED INSPECTOR: **MICHAEL SERETTI**
JOB ADDRESS: **745 WEST 109TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6075-002-024**

Date: May 15, 2026

Last Full Title: **12/19/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) ESTELLE PITCHFORD
745 W. 109TH PLACE
LOS ANGELES, CA 90044-4313

CAPACITY: OWNER

Property Detail Report

For Property Located At :

745 W 109TH PL, LOS ANGELES, CA 90044-4313



RealQuest

Owner Information

Owner Name: PITCHFORD ESTELLE
Mailing Address: 745 W 109TH PL, LOS ANGELES CA 90044-4313 C055
Vesting Codes: //

Location Information

Legal Description:	TRACT # 10256 LOT 68	APN:	6075-002-024
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2412.02 / 5	Subdivision:	10256
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	197-2	Tract #:	10256
Legal Lot:	68	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C36	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/26/2017 / 04/25/2017	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	462560		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
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:	1,536	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1937 / 1940	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,406	Lot Width/Depth:	50 x 128	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

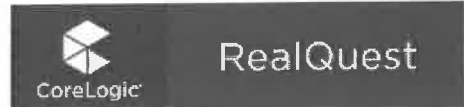
Total Value: \$60,242
 Land Value: \$23,254
 Improvement Value: \$36,988
 Total Taxable Value: \$53,242

Assessed Year: 2025
 Improved %: 61%
 Tax Year: 2024

Property Tax: \$926.45
 Tax Area: 212
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At



745 W 109TH PL, LOS ANGELES, CA 90044-4313

7 Comparable(s) Selected.

Report Date: 01/08/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$480,000	\$740,000	\$624,286
Bldg/Living Area	1,536	1,305	1,460	1,407
Price/Sqft	\$0.00	\$361.49	\$534.68	\$442.99
Year Built	1937	1923	1939	1927
Lot Area	6,406	4,014	8,249	5,201
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$60,242	\$48,389	\$546,521	\$330,510
Distance From Subject	0.00	0.15	0.50	0.32

*= user supplied for search only

Comp #:1

Distance From Subject:0.15 (miles)

Address: **744 W 107TH ST, LOS ANGELES, CA 90044-4337**
 Owner Name: **ANTONIO HONORIO D/ANTONIO JONATHAN L**
 Seller Name: **MARTINEZ LUCIA**
 APN: **6061-009-006**
 County: **LOS ANGELES, CA**
 Subdivision: **6110**
 Rec Date: **12/23/2025**
 Sale Date: **12/10/2025**
 Sale Price: **\$640,000**
 Sale Type: **FULL**
 Document #: **932318**
 1st Mtg Amt: **\$628,408**
 Total Value: **\$263,132**
 Land Use: **SFR**

Map Reference: **/**
 Census Tract: **2412.01**
 Zoning: **LAR1**
 Prior Rec Date: **02/24/2012**
 Prior Sale Date: **01/20/2012**
 Prior Sale Price: **\$209,500**
 Prior Sale Type: **FULL**
 Acres: **0.11**
 Lot Area: **4,803**
 # of Stories: **/**
 Park Area/Cap#: **/**

Living Area: **1,438**
 Total Rooms: **/**
 Bedrooms: **3**
 Bath(F/H): **2 /**
 Yr Built/Eff: **1923 / 1941**
 Air Cond: **/**
 Style: **/**
 Fireplace: **/**
 Pool: **/**
 Roof Mat: **/**
 Parking: **/**

Comp #:2

Distance From Subject:0.26 (miles)

Address: **548 W 108TH ST, LOS ANGELES, CA 90044-4341**
 Owner Name: **GILES KEVIN J**
 Seller Name: **LARIOS BRENDA Y**
 APN: **6061-022-003**
 County: **LOS ANGELES, CA**
 Subdivision: **2273**

Map Reference: **/**
 Census Tract: **2412.02**
 Zoning: **LAR1**

Living Area: **1,460**
 Total Rooms: **/**
 Bedrooms: **3**

Rec Date:	11/26/2025	Prior Rec Date:	10/25/2011	Bath(F/H):	1 /
Sale Date:	11/25/2025	Prior Sale Date:	10/03/2011	Yr Built/Eff:	1925 / 1930
Sale Price:	\$655,000	Prior Sale Price:	\$210,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	851011	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$668,980	Lot Area:	4,855	Pool:	
Total Value:	\$431,948	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.27 (miles)

Address: 605 W 107TH ST, LOS ANGELES, CA 90044-4334

Owner Name: FLORES FRANKY M

Seller Name: SOCAL CONTRUCTION GROUP INC

APN:	6061-019-028	Map Reference:	/	Living Area:	1,416
County:	LOS ANGELES, CA	Census Tract:	2412.01	Total Rooms:	
Subdivision:	6110	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/19/2025	Prior Rec Date:	08/13/2024	Bath(F/H):	2 /
Sale Date:	05/13/2025	Prior Sale Date:	08/06/2024	Yr Built/Eff:	1923 / 1933
Sale Price:	\$700,000	Prior Sale Price:	\$535,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	329774	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$687,321	Lot Area:	4,805	Pool:	
Total Value:	\$535,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.33 (miles)

Address: 637 W 105TH ST, LOS ANGELES, CA 90044-4425

Owner Name: HERNANDEZ JONATHAN O/MACIAS MARILYN

Seller Name: ISLAS HOME INVESTMENT

APN:	6061-017-020	Map Reference:	/	Living Area:	1,384
County:	LOS ANGELES, CA	Census Tract:	2412.01	Total Rooms:	
Subdivision:	6110	Zoning:	LAR1	Bedrooms:	4
Rec Date:	12/10/2025	Prior Rec Date:	03/21/2025	Bath(F/H):	1 /
Sale Date:	11/20/2025	Prior Sale Date:	03/04/2025	Yr Built/Eff:	1926 / 1932
Sale Price:	\$740,000	Prior Sale Price:	\$540,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	896402	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$726,596	Lot Area:	4,830	Pool:	
Total Value:	\$546,521	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.33 (miles)

Address: 531 W 107TH ST, LOS ANGELES, CA 90044-4332

Owner Name: WH1 LLC

Seller Name: SANDERS E M SEPARATE P TRUST

APN:	6061-024-019	Map Reference:	/	Living Area:	1,305
County:	LOS ANGELES, CA	Census Tract:	2412.01	Total Rooms:	
Subdivision:	6110	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/08/2025	Prior Rec Date:	12/31/1969	Bath(F/H):	1 /
Sale Date:	10/07/2025	Prior Sale Date:		Yr Built/Eff:	1930 / 1936
Sale Price:	\$480,000	Prior Sale Price:	\$18,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	694758	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,849	Pool:	
Total Value:	\$48,389	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	6			Distance From Subject:	0.41 (miles)
Address:	833 W 104TH ST, LOS ANGELES, CA 90044-4407				
Owner Name:	BETANCOURT FERNANDO/BETANCOURT ADAMARI				
Seller Name:	FLIPARTNER LLC				
APN:	6061-001-026	Map Reference:	/	Living Area:	1,448
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	6969	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/07/2025	Prior Rec Date:	03/07/2023	Bath(F/H):	1 /
Sale Date:	04/24/2025	Prior Sale Date:	03/01/2023	Yr Built/Eff:	1927 / 1937
Sale Price:	\$650,000	Prior Sale Price:	\$415,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	534473	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$614,500	Lot Area:	4,014	Pool:	
Total Value:	\$431,766	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	7			Distance From Subject:	0.50 (miles)
Address:	617 W 115TH ST, LOS ANGELES, CA 90044-4120				
Owner Name:	CASTILLO EDGAR O L				
Seller Name:	ROBERTS LEROY JR				
APN:	6088-003-013	Map Reference:	/	Living Area:	1,397
County:	LOS ANGELES, CA	Census Tract:	2412.02	Total Rooms:	
Subdivision:	FIGUEROA HEIGHTS	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/05/2025	Prior Rec Date:	11/10/1975	Bath(F/H):	1 /
Sale Date:	04/21/2025	Prior Sale Date:		Yr Built/Eff:	1939 / 1939
Sale Price:	\$505,000	Prior Sale Price:	\$23,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	291221	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$516,800	Lot Area:	8,249	Pool:	
Total Value:	\$56,814	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **MICHAEL SERETTI**
JOB ADDRESS: **745 WEST 109TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6075-002-024**

Date: May 15, 2026

CASE NO.: **987969**
ORDER NO.: **A-6018218**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 7, 2023**
COMPLIANCE EXPECTED DATE: **September 6, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6018218

1011152025396274226

**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

PITCHFORD, ESTELLE
745 W 109TH PL
LOS ANGELES, CA 90044

CASE #: 987969
ORDER #: A-6018218
EFFECTIVE DATE: August 07, 2023
COMPLIANCE DATE: September 06, 2023

OWNER OF

SITE ADDRESS: 745 W 109TH PL
ASSESSORS PARCEL NO.: 6075-002-024
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. The premises are not maintained free from overgrown vegetation.**

You are therefore ordered to: Cut and remove the overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear and side yards

1011152025396274226
JUL 27 2023
1011152025396274226

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.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

APPEAL PROCEDURES:

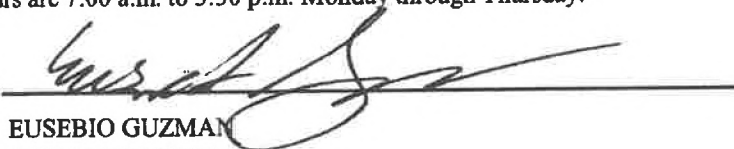
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4508.

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

Inspector:



Date: July 24, 2023

EUSEBIO GUZMAN
8475 S VERMONT AVE
LOS ANGELES, CA 90044
(213)978-4508

Eusebio.Guzman@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.