

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 21, 2026

Council District: # 2

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

JOB ADDRESS: **6430 NORTH ELMER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2336-008-011**
Re: Invoice #905224-4

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: **6430 North Elmer 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 November 29, 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

for
Ana Mae Yutan
Chief, LADBS Resource Management Bureau

hnp. 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. T18733
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2336-008-011

Property Address: 6430 N ELMER AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: CESAR PEYTON GARCIA JR. AND FRANCISCA MITSUE GARCIA

Grantor: CESAR PEYTON GARCIA JR.

Deed Date : 07/20/2021

Recorded : 07/22/2021

Instr No. : 21-1133192

MAILING ADDRESS: CESAR PEYTON GARCIA JR. AND FRANCISCA MITSUE GARCIA
6430 ELMER AVE, NORTH HOLLYWOOD, CA 91606-2615

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 10 Brief Description: LICENSED SURVEYORS MAP AS PER BK 19 PG 45 OF L S LOT 10

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20211133192



Pages:
0004

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

07/22/21 AT 08:00AM

FEES:	38.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	113.00



LEADSHEET



202107220230120

00020885540



012472684

SEQ:
03

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

CA0310-21012

RECORDING REQUESTED BY: EPW
Stewart Title of California
MAIL TAX STATEMENTS
AND WHEN RECORDED MAIL TO:

Mr. Cesar Peyton Garcia Jr.
25423 WINSLOW CT
STEVENSON RANCH, CA 91606

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 21012241-38

Escrow No.: 0010772-EB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$0.00+

"This is a bonafide gift and the grantor received nothing in return, R&T 11911"
☐ 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 AND

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

Cesar Peyton Garcia Jr. a single man

hereby GRANT(s) to:

Cesar Peyton Garcia Jr. and Francisca Mitsue Garcia, husband and wife as joint tenants

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 6430 Elmer Avenue, North Hollywood, CA 91606
AP#: 2336-008-011
Dated July 20, 2021

Cesar Peyton Garcia Jr.

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 07/20/2021 before me, Marisol Herrera

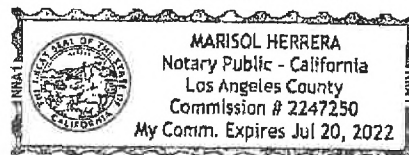
appeared Cesar Peyton Garcia Jr. A Notary Public personally who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that 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 [Signature]

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this Statement is attached reads as follows:

NAME OF THE NOTARY: _____

DATE COMMISSION EXPIRES: _____

COUNTY WHERE BOND IS FILED: _____

COMMISSION NUMBER: _____ VENDOR#: _____

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 6430 Elmer Avenue, North Hollywood, CA 91606

Cesar Peyton Garcia, Jr

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.

PLACE OF EXECUTION: _____ GLENDALE, CA _____ DATE: 7/20/21

Stewart Title of California, Inc., as agent



Signature

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of California, and is described as follows:

That portion of the West one-half of the East one-half of Lot 95 of the Lankershim Ranch Land and Water Company's Subdivision of the East 12,000 acres of the South one half of the Rancho Exmission De San Fernando, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 31 Page 39 et. seq. of Miscellaneous Records, in the Office of the County recorder of said County, described as follows:

Commencing at the Southeast corner of said Lot 95: thence North 0° 03' 36" West along the East line of said Lot 95, 25 feet; thence South 89° 54' 18" West parallel with the South line of said Lot 95, 87.40 feet to a point hereinafter referred to as point A: thence continuing South 89° 54' 18" West parallel with said South line, 273.15 feet, more or less to the intersection with a line drawn with a bearing of South 0° 03' 17" East from a point in the North line of said Lot 95, distant thereon South 89° 54' 28" West 360.43 feet from the Northeast corner thereof; thence North 0° 03' 17" West along a line so drawn, 270.85 feet, more or less to the point of tangency with a certain curve, which (being concave to the Southwest having a radius of 15 feet having a central angle of 44° 37' 10" and with a length of 11.68 feet) would also be tangent at its Northwest extremity to a line drawn with a bearing of North 44° 40' 27" West from the aforementioned Point A, thence Northwest along said curve for a distance of 9.84 feet to the true point of beginning for this description; thence continuing Northwest along said curve so drawn, 1.84 feet, more or less to its point of tangency with said line having a bearing of North 44° 40' 27" West from said Point A; thence North 44° 40' 27" West along said line so bearing 68.25 feet, thence South 89° 54' 15" West parallel with said South line of Lot 95, 235.76 feet, more or less, to the West line of the East half of said Lot 95; thence South 0° 02' 58" East along said West line 50 feet, more or less, to a point which bears South 89° 54' 18" West parallel with said South line of Lot 95 from the true point of beginning;

Thence North 89° 54' 18" East along a line so bearing, 284.92 feet, more or less to said true point of beginning.

The above described parcel of land is shown as Parcel No. 10 on Licensed Surveyor's Maps filed in Book 19 Page 45, record of surveys.

APN: 2336-008-011

EXHIBIT B

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **6430 NORTH ELMER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2336-008-011**

Date: May 21, 2026

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

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) CESAR PEYTON GARCIA, JR. AND
FRANCISCA MITSUE GARCIA
6430 ELMER AVENUE
NORTH HOLLYWOOD, CA 91606-2615

CAPACITY: OWNERS

Property Detail Report**For Property Located At :****6430 ELMER AVE, NORTH HOLLYWOOD, CA 91606-2615****Owner Information**

Owner Name: **GARCIA CESAR P JR/GARCIA FRANCISCA M**
 Mailing Address: **6430 ELMER AVE, NORTH HOLLYWOOD CA 91606-2615 C007**
 Vesting Codes: **//**

Location Information

Legal Description: **LICENSED SURVEYORS MAP AS PER BK 19 PG 45 OF L S LOT 10**
 County: **LOS ANGELES, CA** APN: **2336-008-011**
 Census Tract / Block: **1242.01 / 3** Alternate APN:
 Township-Range-Sect: **13-16** Subdivision: **LANKERSHIM RANCH & WATER COMPA**
 Legal Book/Page: **10** Map Reference: **/**
 Legal Lot: **NHO** Tract #: **LOS ANGELES**
 Legal Block: **13-16** School District: **LOS ANGELES**
 Market Area: **NHO** School District Name: **LOS ANGELES**
 Neighbor Code: **13-16** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **07/22/2021 / 07/20/2021** Deed Type: **GRANT DEED**
 Sale Price: **1133192** 1st Mtg Document #:
 Document #: **1133192**

Last Market Sale Information

Recording/Sale Date: **04/10/2002 / 04/04/2002** 1st Mtg Amount/Type: **\$184,000 / CONV**
 Sale Price: **\$230,000** 1st Mtg Int. Rate/Type: **/ ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **840968**
 Document #: **840967** 2nd Mtg Amount/Type: **\$23,000 / CONV**
 Deed Type: **INDIVIDUAL GRANT DEED** 2nd Mtg Int. Rate/Type: **/ ADJ**
 Transfer Document #: **151.32** Price Per SqFt: **\$151.32**
 New Construction: Multi/Split Sale:
 Title Company: **GATEWAY TITLE CO.**
 Lender: **WORLD SVGS BK FSB**
 Seller Name: **KOYAMA FRANCISCA M**

Prior Sale Information

Prior Rec/Sale Date: **04/16/1974 /** Prior Lender:
 Prior Sale Price: **\$34,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **DEED (REG)** Prior 1st Mtg Rate/Type: **/**

Property Characteristics

Gross Area:		Parking Type:	Construction:
Living Area:	1,520	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:	2	Finish Bsmnt Area:	Pool:
Bath(F/H):	2 /	Basement Type:	Air Cond: EVAP COOLER
Year Built / Eff:	1949 / 1952	Roof Type:	Style:
Fireplace:	/	Foundation:	Quality:
# of Stories:		Roof Material:	Condition:
Other Improvements:			

Site Information

Zoning:	LAR1	Acres:	0.30	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	12,963	Lot Width/Depth:	50 x 260	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$917,943	Assessed Year:	2025	Property Tax:	\$11,264.44
Land Value:	\$550,766	Improved %:	40%	Tax Area:	13
Improvement Value:	\$367,177	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$917,943				

Comparable Sales Report

For Property Located At



RealQuest

6430 ELMER AVE, NORTH HOLLYWOOD, CA 91606-2615

7 Comparable(s) Selected.

Report Date: 01/26/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$230,000	\$830,000	\$1,235,000	\$974,143
Bldg/Living Area	1,520	1,320	1,686	1,464
Price/Sqft	\$151.32	\$492.29	\$935.61	\$673.15
Year Built	1949	1941	2023	1955
Lot Area	12,963	1,821	7,530	6,353
Bedrooms	2	3	4	3
Bathrooms/Restrooms	2	1	4	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$917,943	\$448,399	\$966,882	\$739,729
Distance From Subject	0.00	0.11	0.50	0.31

*= user supplied for search only

Comp #1

Distance From Subject: 0.11 (miles)

Address: 11210 VICTORY BLVD, NORTH HOLLYWOOD, CA 91606-3613
 Owner Name: CHRISTIAN DEANDRE S
 Seller Name: MF-HB CALIFORNIA PROPCO LLC
 APN: 2336-018-031
 County: LOS ANGELES, CA
 Subdivision:
 Rec Date: 12/19/2025
 Sale Date: 12/01/2025
 Sale Price: \$830,000
 Sale Type: FULL
 Document #: 924035
 1st Mtg Amt: \$805,100
 Total Value: \$966,882
 Land Use: SFR

Map Reference: /
 Census Tract: 1242.01
 Zoning: LAR3
 Prior Rec Date:
 Prior Sale Date:
 Prior Sale Price:
 Prior Sale Type:
 Acres: 0.04
 Lot Area: 1,821
 # of Stories:
 Park Area/Cap#: /

Living Area: 1,686
 Total Rooms:
 Bedrooms: 3
 Bath(F/H): 4 /
 Yr Built/Eff: 2023 / 2023
 Air Cond: CENTRAL
 Style:
 Fireplace: /
 Pool:
 Roof Mat:
 Parking:

Comp #:2 Distance From Subject:0.24 (miles)
 Address: 6560 BONNER AVE, NORTH HOLLYWOOD, CA 91606-2704
 Owner Name: AKTER SUMANA
 Seller Name: VO QUYEN B
 APN: 2336-003-001 Map Reference: / Living Area: 1,398
 County: LOS ANGELES, CA Census Tract: 1242.01 Total Rooms: 3
 Subdivision: 19684 Zoning: LAR1 Bedrooms: 3
 Rec Date: 10/20/2025 Prior Rec Date: 06/28/2012 Bath(F/H): 2 /
 Sale Date: 09/24/2025 Prior Sale Date: 04/24/2012 Yr Built/Eff: 1955 / 1955
 Sale Price: \$929,000 Prior Sale Price: \$355,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 721783 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$912,173 Lot Area: 7,530 Pool:
 Total Value: \$668,692 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.26 (miles)
 Address: 6229 KLUMP AVE, NORTH HOLLYWOOD, CA 91606-4213
 Owner Name: MEZA JENNIFER/GUILLEN LUIS S
 Seller Name: KAHIKINA SEAN K & SOFIA E
 APN: 2336-025-017 Map Reference: / Living Area: 1,567
 County: LOS ANGELES, CA Census Tract: 1242.01 Total Rooms: 3
 Subdivision: 12055 Zoning: LAR1 Bedrooms: 3
 Rec Date: 01/12/2026 Prior Rec Date: 02/09/2024 Bath(F/H): 3 /
 Sale Date: 12/17/2025 Prior Sale Date: 01/05/2024 Yr Built/Eff: 1941 / 1964
 Sale Price: \$1,000,000 Prior Sale Price: \$903,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 25372 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$981,837 Lot Area: 7,405 Pool:
 Total Value: \$921,060 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.31 (miles)
 Address: 6342 VICLAND PL, NORTH HOLLYWOOD, CA 91606-3716
 Owner Name: PECAOCO GERTRUDES/CANWI MARIA C
 Seller Name: BELCREST HOMES LLC
 APN: 2336-020-008 Map Reference: / Living Area: 1,320
 County: LOS ANGELES, CA Census Tract: 1242.01 Total Rooms: 3
 Subdivision: 13198 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/24/2025 Prior Rec Date: 12/09/2024 Bath(F/H): 1 /
 Sale Date: 11/14/2025 Prior Sale Date: 11/05/2024 Yr Built/Eff: 1948 / 1948
 Sale Price: \$1,235,000 Prior Sale Price: \$745,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 839365 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$988,000 Lot Area: 6,602 Pool:
 Total Value: \$745,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:5 Distance From Subject:0.33 (miles)
 Address: 6348 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91606-3603
 Owner Name: NAIM SHON
 Seller Name: LACAGNINA SUSANNAH LTR
 APN: 2335-022-003 Map Reference: / Living Area: 1,394
 County: LOS ANGELES, CA Census Tract: 1241.04 Total Rooms: 3
 Subdivision: 12679 Zoning: LAR3 Bedrooms: 3
 Rec Date: 08/20/2025 Prior Rec Date: 12/27/2013 Bath(F/H): 2 /
 Sale Date: 08/05/2025 Prior Sale Date: 11/20/2013 Yr Built/Eff: 1941 / 1962
 Sale Price: \$950,000 Prior Sale Price: \$430,000 Air Cond:

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	567112	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$665,000	Lot Area:	7,187	Pool:	
Total Value:	\$527,110	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.41 (miles)

Address: **6232 CAMELLIA AVE, NORTH HOLLYWOOD, CA 91606-4119**

Owner Name: **RAHAMAN JALILUR/DEENA SHAMIMA A**

Seller Name: **CARSON HARVARD INVESTMENTS**

APN:	2335-023-011	Map Reference:	/	Living Area:	1,505
County:	LOS ANGELES, CA	Census Tract:	1241.04	Total Rooms:	
Subdivision:	12679	Zoning:	LAR1	Bedrooms:	4
Rec Date:	01/12/2026	Prior Rec Date:	11/15/2006	Bath(F/H):	2 /
Sale Date:	11/25/2025	Prior Sale Date:	10/25/2006	Yr Built/Eff:	1941 / 1975
Sale Price:	\$975,000	Prior Sale Price:	\$600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	25446	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$957,340	Lot Area:	6,905	Pool:	
Total Value:	\$448,399	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7 Distance From Subject:0.50 (miles)

Address: **11618 VICTORY BLVD, NORTH HOLLYWOOD, CA 91606-3514**

Owner Name: **VICTORY CORRIDOR LLC**

Seller Name: **MASTERSERVICE CONSTRUCTION INC**

APN:	2335-026-008	Map Reference:	/	Living Area:	1,380
County:	LOS ANGELES, CA	Census Tract:	1241.04	Total Rooms:	
Subdivision:	LANKERSHIM RANCH	Zoning:	LAR3	Bedrooms:	3
	LAND & WATER CO				
Rec Date:	09/29/2025	Prior Rec Date:	06/21/2022	Bath(F/H):	1 /
Sale Date:	09/12/2025	Prior Sale Date:	07/14/2021	Yr Built/Eff:	1941 / 1946
Sale Price:	\$900,000	Prior Sale Price:	\$849,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	668918	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$630,000	Lot Area:	7,022	Pool:	
Total Value:	\$900,963	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **6430 NORTH ELMER AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2336-008-011**

Date: May 21, 2026

CASE NO.: 994270
ORDER NO.: A-6115601

EFFECTIVE DATE OF ORDER TO COMPLY: **November 29, 2023**
COMPLIANCE EXPECTED DATE: **December 14, 2023**
DATE COMPLIANCE OBTAINED: **December 29, 2023**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-6115601

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

GARCIA, CESAR AND
6430 ELMER AVE
NORTH HOLLYWOOD, CA 91606

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

NOV 16 2023

CASE #: 994270
ORDER #: A-6115601
EFFECTIVE DATE: November 29, 2023
COMPLIANCE DATE: December 14, 2023

To the address as shown on the
last equalized assessment roll
indicated by CA

OWNER OF
SITE ADDRESS: 6430 N ELMER AVE
ASSESSORS PARCEL NO.: 2336-008-011
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. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to:

- 1) Remove the rubbish, garbage, trash and debris from the premises.
- 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1(a) of the 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

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 (818)374-9854.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: November 15, 2023

THOMAS WOODS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854

thomas.woods@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