

BOARD OF  
BUILDING AND SAFETY  
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CALIFORNIA



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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 2, 2024

Council District: # 9

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

JOB ADDRESS: 1145 EAST 55<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5104-016-020  
Re: Invoice #868951-9

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: **1145 East 55<sup>th</sup> 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.

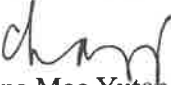
Pursuant to Section 98.0421, the property owner was issued an order on August 1, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<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
<b>Grand Total</b>	<b>\$ 1,276.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutah

Chief, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T17906**  
**Dated as of: 04/11/2024**

**Prepared for: City of Los Angeles**

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### ***SCHEDULE A*** ***(Reported Property Information)***

**APN #: 5104-016-020**

**Property Address: 1145 E 55TH ST    City: Los Angeles    County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee: MATTHEW DOTSON TRUSTEE OF THE DOTSON LIVING TRUST**

**Grantor: MATTHEW DOTSON**

**Deed Date : 08/11/2003**

**Recorded : 08/25/2003**

**Instr No. : 03-2469202**

**MAILING ADDRESS: MATTHEW DOTSON, TRUSTEE OF THE DOTSON LIVING TRUST**  
**1145 E 55TH ST, LOS ANGELES, CA 90011-4719**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 132 Subdivision Name: CENTRAL AVENUE HOMES TRACT Brief Description: CENTRAL AVENUE HOME TRACT LOT 132**

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD

RECORDING REQUESTED BY  
WHEN RECORDED MAIL TO

03 2469202

Name: *MATTHEW DOTSON*

Mailing  
Address *1145 G. 55TH STREET*

City, State  
Zip Code *LOS ANGELES, CALIF 90011*

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

11:01AM AUG 25 2003

TITLE(S) : DEED



LEAD SHEET

FEE

FEE \$10	PP
2	

D.T.T

*6*

CODE  
20

CODE  
19

CODE  
9

CODE  
24

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

*5104-016-020*

*001*

THIS FORM NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY

And when recorded mail this deed and, unless  
Otherwise shown below, mail tax statement to:

03 2469202

NAME: Matthew Dotson  
ADDRESS: 1145 E. 55<sup>th</sup> Street  
City, State: Los Angeles, California 90011

QUITCLAIM DEED

"Conveyance transferring interest  
to a Living Trust" R&T 11930

DOCUMENTARY TRANSFER TAX \$ -0-

\_\_\_ Computed on full value of property conveyed, or  
\_\_\_ Computed on full value less liens and  
Encumbrances remaining at time of sale  
"The undersigned grantor declares"

*Matthew Dotson*  
Signature of Declarant

Matthew Dotson

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to **Matthew Dotson, Trustee of the Dotson Living Trust U.T.D. 08/01/2003** the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

**Lot 132, of Central Avenue Homes Tract, In the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 4 page 17 of maps, in the Office of the County Recorder of said County. Assessor's parcel No. 5104-016-020**

Executed on August 11, 2003, at Los Angeles, California

STATE OF California  
COUNTY OF Los Angeles

*Matthew Dotson*  
(Matthew Dotson)

On August 11, 2003 before me, Tomi Clarke  
(notary public)

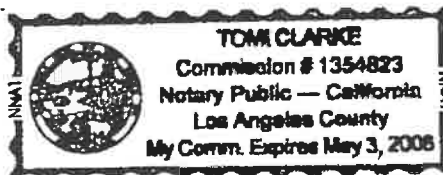
Personally appeared **Matthew Dotson** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Tomi Clarke*

(Seal)

(signature of Notary)



(Right Thumbprint)

MAIL TAX STATEMENTS TO: Matthew Dotson 1145 E. 55<sup>th</sup> Street Los Angeles, California 90011

# EXHIBIT B

ASSIGNED INSPECTOR: DANIEL GONZALEZ  
JOB ADDRESS: 1145 EAST 55<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSOR PARCEL NO. (APN): 5104-016-020

Date: July 2, 2024

Last Full Title: 04/11/2024

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) MATTHEW DOTSON, TRUSTEE OF THE DOTSON LIVING TRUST  
1145 E. 55<sup>TH</sup> ST.  
LOS ANGELES, CA 90011-4719  
CAPACITY: OWNER

**Property Detail Report****For Property Located At :****1145 E 55TH ST, LOS ANGELES, CA 90011-4719**

RealQuest

**Owner Information**

Owner Name: **DOTSON MATTHEW/DOTSON TRUST**  
 Mailing Address: **1145 E 55TH ST, LOS ANGELES CA 90011-4719 C008**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description: **CENTRAL AVENUE HOME TRACT LOT 132**  
 County: **LOS ANGELES, CA** APN: **5104-016-020**  
 Census Tract / Block: **2291.00 / 1** Alternate APN:  
 Township-Range-Sect: Subdivision: **CENTRAL AVE HOME TR**  
 Legal Book/Page: **4-17** Map Reference: **52-C3 /**  
 Legal Lot: **132** Tract #: **LOS ANGELES**  
 Legal Block: School District: **LOS ANGELES**  
 Market Area: **C42** School District Name: **LOS ANGELES**  
 Neighbor Code: Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **08/25/2003 / 08/11/2003** Deed Type: **QUIT CLAIM DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **2469202**

**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:	1,072	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):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1905 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1	Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,115	Lot Width/Depth:	40 x 128	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

**Tax Information**

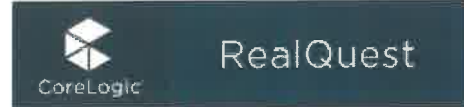
Total Value: \$25,383  
 Land Value: \$13,393  
 Improvement Value: \$11,990  
 Total Taxable Value: \$18,383

Assessed Year: 2023  
 Improved %: 47%  
 Tax Year: 2023

Property Tax: \$455.50  
 Tax Area: 7  
 Tax Exemption: HOMEOWNER

**Comparable Sales Report**

For Property Located At

**1145 E 55TH ST, LOS ANGELES, CA 90011-4719****5 Comparable(s) Selected.**

Report Date: 04/22/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$540,000	\$1,350,000	\$759,000
Bldg/Living Area	1,072	996	1,128	1,089
Price/Sqft	\$0.00	\$478.72	\$1,355.42	\$710.74
Year Built	1905	1902	1912	1907
Lot Area	5,115	4,401	5,406	5,030
Bedrooms	2	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$25,383	\$35,259	\$550,100	\$242,173
Distance From Subject	0.00	0.17	0.50	0.33

\* = user supplied for search only

**Comp #1**

Distance From Subject: 0.17 (miles)

Address: **1260 E 53RD ST, LOS ANGELES, CA 90011-4708**  
 Owner Name: **ZARGARI PAYAM**  
 Seller Name: **OCEAN DEV INC**  
 APN: **5104-013-005**  
 County: **LOS ANGELES, CA**  
 Subdivision: **CENTRAL AVE HOME TR**  
 Rec Date: **10/31/2023**  
 Sale Date: **09/08/2023**  
 Sale Price: **\$1,350,000**  
 Sale Type: **FULL**  
 Document #: **744708**  
 1st Mtg Amt: **\$1,080,000**  
 Total Value: **\$550,100**  
 Land Use: **SFR**

Map Reference: **52-D3 /**  
 Census Tract: **2291.00**  
 Zoning: **LAR2**  
 Prior Rec Date: **10/18/2022**  
 Prior Sale Date: **08/17/2022**  
 Prior Sale Price: **\$550,500**  
 Prior Sale Type: **FULL**  
 Acres: **0.12**  
 Lot Area: **5,125**  
 # of Stories: **1**  
 Park Area/Cap#: **/**

Living Area: **996**  
 Total Rooms: **6**  
 Bedrooms: **2**  
 Bath(F/H): **1 /**  
 Yr Built/Eff: **1907 / 1912**  
 Air Cond:  
 Style:  
 Fireplace: **/**  
 Pool:  
 Roof Mat:  
 Parking: **ATTACHED GARAGE**

**Comp #2**

Distance From Subject: 0.30 (miles)

Address: **927 E 52ND ST, LOS ANGELES, CA 90011-4603**  
 Owner Name: **AZARADIBI ARVIN**  
 Seller Name: **RAMA FUND LLC**  
 APN: **5103-029-012**  
 County: **LOS ANGELES, CA**

Map Reference: **52-C3 /**  
 Census Tract: **2292.00**

Living Area: **1,128**  
 Total Rooms:

Subdivision:	<b>WIESENDANGERS SOUTH- END TR</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>03/19/2024</b>	Prior Rec Date:	<b>04/01/1987</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>03/15/2024</b>	Prior Sale Date:		Yr Built/Eff:	<b>1910 / 1919</b>
Sale Price:	<b>\$540,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>178210</b>	Acres:	<b>0.10</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$405,000</b>	Lot Area:	<b>4,401</b>	Pool:	
Total Value:	<b>\$140,703</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

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

Address: **1248 E 50TH ST, LOS ANGELES, CA 90011-4216**

Owner Name: **DE LA ROSA PATRICIA C S/ALVAREZ JUAN C**

Seller Name: **CONTRERAS JOSE F**

APN:	<b>5107-028-009</b>	Map Reference:	<b>52-C3 /</b>	Living Area:	<b>1,120</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2287.10</b>	Total Rooms:	
Subdivision:	<b>STRONG &amp; DICKINSONS CENTRAL A</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>

Rec Date:	<b>04/02/2024</b>	Prior Rec Date:	<b>08/26/1997</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>03/25/2024</b>	Prior Sale Date:		Yr Built/Eff:	<b>1902 / 1910</b>
Sale Price:	<b>\$660,000</b>	Prior Sale Price:	<b>\$65,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>211448</b>	Acres:	<b>0.12</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$648,045</b>	Lot Area:	<b>5,212</b>	Pool:	
Total Value:	<b>\$209,002</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**4** Distance From Subject:**0.34 (miles)**

Address: **1350 E 58TH ST, LOS ANGELES, CA 90011-4837**

Owner Name: **CORTEZANO SEHOMARA R**

Seller Name: **BREWER PARENA B LIVING TRUST**

APN:	<b>5104-030-009</b>	Map Reference:	<b>52-D4 /</b>	Living Area:	<b>1,082</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2291.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>FORRESTER &amp; BALDWIN ASCOT AVE HOME TR</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>

Rec Date:	<b>10/11/2023</b>	Prior Rec Date:	<b>12/09/1969</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>09/06/2023</b>	Prior Sale Date:		Yr Built/Eff:	<b>1912 / 1922</b>
Sale Price:	<b>\$560,000</b>	Prior Sale Price:	<b>\$14,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>691517</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$504,000</b>	Lot Area:	<b>5,406</b>	Pool:	
Total Value:	<b>\$35,259</b>	# of Stories:	<b>1</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:**5** Distance From Subject:**0.50 (miles)**

Address: **1380 E 48TH PL, LOS ANGELES, CA 90011-4210**

Owner Name: **ESCOBAR PAULA O R/GUIFARRO MELVIN E M**

Seller Name: **DOMINGUEZ MIRIAN C**

APN:	<b>5107-024-005</b>	Map Reference:	<b>52-D3 /</b>	Living Area:	<b>1,118</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2287.20</b>	Total Rooms:	
Subdivision:	<b>GRIDER &amp; HAMILTONS VERNON PARK</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>4</b>

Rec Date:	<b>09/07/2023</b>	Prior Rec Date:	<b>11/09/1998</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>08/10/2023</b>	Prior Sale Date:	<b>10/21/1998</b>	Yr Built/Eff:	<b>1906 / 1922</b>
Sale Price:	<b>\$685,000</b>	Prior Sale Price:	<b>\$127,500</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>597196</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>



1st Mtg Amt: **\$662,774**  
Total Value: **\$275,803**  
Land Use: **SFR**

Lot Area: **5,005**  
# of Stories: **1**  
Park Area/Cap#: **/**

Pool:  
Roof Mat:  
Parking:

# EXHIBIT D

ASSIGNED INSPECTOR: **DANIEL GONZALEZ**  
JOB ADDRESS: **1145 EAST 55<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **5104-016-020**

Date: July 2, 2024

CASE NO.: 957290  
ORDER NO.: A-5772255

EFFECTIVE DATE OF ORDER TO COMPLY: **August 1, 2022**  
COMPLIANCE EXPECTED DATE: **August 31, 2022**  
DATE COMPLIANCE OBTAINED: **No Compliance to date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5772255

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

DOTSON, MATTHEW TR DOTSON TRUST  
1145 E 55TH ST  
LOS ANGELES, CA 90011

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

JUL 25 2022

CASE #: 957290

ORDER #: A-5772255

EFFECTIVE DATE: August 01, 2022

COMPLIANCE DATE: August 31, 2022

OWNER OF

SITE ADDRESS: 1145 E 55TH ST  
ASSESSORS PARCEL NO.: 5104-016-020  
ZONE: R2; Two Family Zone

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

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. Excessive or overgrown vegetation on the premises.**

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

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

Location: REQUIRED FRONT YARD.

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)978-4494.

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

Inspector:

  
MEL KHACHATOURIAN  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
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Date: July 22, 2022

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REVIEWED BY

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