

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

September 19, 2024

Council District: # 4

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

JOB ADDRESS: **3655 NORTH FREDONIA DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2425-007-009**
Re: Invoice #775100-6

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: **3655 North Fredonia Drive, 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 8, 2019, 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	\$ 1,276.56

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 **\$1,276.56** 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 Yutan
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

Property Title Report

Work Order No. T17226
Dated as of: 09/16/2022

Prepared for: City of Los Angeles

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

APN #: 2425-007-009

Property Address: 3655 N FREDONIA DR ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : ROBERT N.A. READ

Grantor : NORMA A. READ

Deed Date : 07/22/2008

Recorded : 08/04/2008

Instr No. : 08-1394030

MAILING ADDRESS: ROBERT N.A. READ
PO BOX 3875, LOS ANGELES, CA 90078

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 20 Tract No: 5593 Brief Description: TRACT NO 5593 LOT 20

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20081394030

Pages:
003



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

Fee: 15.00

Tax: 0.00

Other: 0.00

Total: 15.00

08/04/08 AT 02:49PM

2184291 200808040120101 Mail

TITLE(S) : DEED



L E A D S H E E T

Assessor's Identification Number (AIN)

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

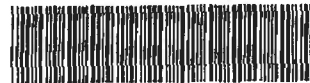
Number of AIN's Shown

2

08/04/08

Recording Requested by:

When recorded, return to:
ROBERT N.A. READ
3655 Fredonia Dr.
Los Angeles, CA 90068



20081394030

Mail tax statements to:
Same as above

A.P.N.# 2425-007-009

QUITCLAIM DEED

The undersigned quitclaimor declares: Documentary transfer tax is NONE. No consideration given - This is a gift - See Note #1 below.

FOR NO CONSIDERATION, NORMA A. READ, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to ROBERT N.A. READ as his sole and separate property, all of her right, title and interest in and to the following described real property in the City of Chatsworth, County of Los Angeles, State of California:

Lot 19 of Tract 5593 as per map recorded in Book 63, Pages 62-63 of maps, in the office of the County Recorder of said County.

Lot Twenty (20) of Tract Number 5593 as per map recorded in Book 63, Pages 62-63 of Maps in the office of the County Recorder of said County.

That triangular portion of Lot 21 of Tract 5593, as per Map recorded in Book 63, pages 62-63 of Maps, in the office of the County Recorder of said County, bounded as follows:

Beginning at the most northerly corner of said Lot 21, thence South 66° 54' East along the boundary of said Lot a distance of 153.57 feet to the most easterly corner of said Lot, then South 23° 06' West along the boundary of said Lot a distance of 35.00 feet, thence N 54° 03' 40" West a distance of 157.51 feet, more or less, to a point of beginning.

NOTE #1: This is a bona fide gift and grantor received nothing in return. R & T 11911

Dated: July 22, 2008

Norma A. Read.
NORMA A. READ

State of California)
)
County of Los Angeles)

On July 22, 2008, before me, JEFFREY T. SCHOENHERR, Notary Public, personally appeared NORMA A. READ, 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 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

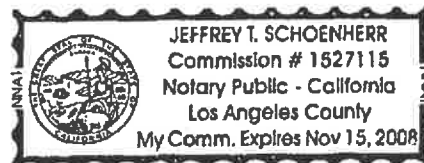


EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: September 19, 2024

JOB ADDRESS: **3655 NORTH FREDONIA DRIVE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2425-007-009**

Last Full Title: **09/16/2022**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) ROBERT N.A. READ
P.O. BOX 3875
LOS ANGELES, CA 90078 CAPACITY: OWNER

Property Detail Report

For Property Located At :

3655 FREDONIA DR, LOS ANGELES, CA 90068-1207

RealQuest

Owner Information

Owner Name: **READ ROBERT N A**
 Mailing Address: **PO BOX 3875, LOS ANGELES CA 90078-3875 B065**
 Vesting Codes: **// SE**

Location Information

Legal Description:	TRACT NO 5593 LOT 20	APN:	2425-007-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1437.00 / 2	Subdivision:	5593
Township-Range-Sect:		Map Reference:	23-F5 /
Legal Book/Page:	63-62	Tract #:	5593
Legal Lot:	20	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C03	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/04/2008 / 07/22/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1394030		

Last Market Sale Information

Recording/Sale Date:	08/24/1993 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	1648458	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:			
Lender:			
Seller Name:	ALLEN HELENE B & READ NORMA A		

Prior Sale Information

Prior Rec/Sale Date:	04/30/1993 /	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	821063	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,186	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1926 / 1933	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **ADDITION Building Permit****Site Information**

Zoning:	LARD1.5	Acres:	0.33	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	14,244	Lot Width/Depth:	85 x 167	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$87,034	Assessed Year:	2022	Property Tax:	\$2,233.40
Land Value:	\$41,552	Improved %:	52%	Tax Area:	13
Improvement Value:	\$45,482	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$87,034				

Comparable Sales Report

For Property Located At

**3655 FREDONIA DR, LOS ANGELES, CA 90068-1207****10 Comparable(s) Selected.**

Report Date: 10/06/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,375,000	\$3,600,000	\$2,262,950
Bldg/Living Area	2,186	1,910	2,490	2,205
Price/Sqft	\$0.00	\$627.34	\$1,628.96	\$1,025.06
Year Built	1926	1941	1980	1960
Lot Area	14,244	7,276	50,628	18,613
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	2	3	3
Stories	2.00	1.00	2.00	1.33
Total Value	\$87,034	\$175,985	\$1,906,157	\$1,019,689
Distance From Subject	0.00	0.13	0.49	0.35

* = user supplied for search only

Comp #:1

Address:3727 FREDONIA DR, LOS ANGELES, CA 90068-1209

Owner Name:FREDONIA REAL ESTATE TRUST

Seller Name:DE VITA & MIGGINS L TRUST

APN:2425-006-011

Map Reference:23-F5 /

County:LOS ANGELES, CA

Census Tract:1437.00

Subdivision:5593

Zoning:LAR1

Rec Date:07/25/2022

Prior Rec Date:07/08/1988

Sale Date:07/06/2022

Prior Sale Date:06/1988

Sale Price:\$1,657,500

Prior Sale Price:\$400,000

Sale Type:FULL

Prior Sale Type:FULL

Document #:751264

Acres:0.32

1st Mtg Amt:\$1,325,600

Lot Area:13,993

Total Value:\$707,310

of Stories:1

Land Use:SFR

Park Area/Cap#: /

Distance From Subject:0.13 (miles)

Living Area:1,917

Total Rooms:6

Bedrooms:2

Bath(F/H):2 /

Yr Built/Eff:1941 / 1941

Air Cond:

Style:CONVENTIONAL

Fireplace:Y / 2

Pool:

Roof Mat:WOOD SHAKE

Parking:ATTACHED GARAGE

Comp #:

2

Address:

3589 MULTIVIEW DR, LOS ANGELES, CA 90068-1221

Owner Name:

LEVY JOSHUA P & KATE M/LEVY LAWRENCE H

Seller Name:

CREATING INVESTMENTS LLC

APN:

2425-011-015

Map Reference:

/

Living Area:

2,324

County:

LOS ANGELES, CA

Census Tract:

1437.00

Total Rooms:

Subdivision:

LANKERSHIM RANCH

Zoning:

LARE40

Bedrooms:

3

LAND & WATER CO

Rec Date:

03/07/2022

Prior Rec Date:

08/03/2021

Bath(F/H):

3 /

Sale Date:

02/24/2022

Prior Sale Date:

06/16/2021

Yr Built/Eff:

1980 / 1980

Sale Price:

\$2,220,000

Prior Sale Price:

\$1,525,000

Air Cond:

CENTRAL

Sale Type:

FULL

Prior Sale Type:

FULL

Style:

Document #:

259251

Acres:

0.55

Fireplace:

/

1st Mtg Amt:

\$1,600,000

Lot Area:

24,003

Pool:

POOL

Total Value:

\$1,525,000

of Stories:

Roof Mat:

Land Use:

SFR

Park Area/Cap#:

/

Parking:

Distance From Subject:

0.17 (miles)

Comp #:	3	Distance From Subject:0.31 (miles)
Address:	3206 OAKLEY DR, LOS ANGELES, CA 90068-1316	
Owner Name:	BALAS ELDAD/BALAS EMILY	

Seller Name:	SURVIVORS P R & L U R		
APN:	2425-017-002	Map Reference:	23-F6 /
County:	LOS ANGELES, CA	Census Tract:	1437.00
Subdivision:	LANKERSHIM RANCH	Zoning:	LARE15
	LAND & WATER	Living Area:	2,407
Rec Date:	04/28/2022	Prior Rec Date:	12/28/1992
Sale Date:	04/01/2022	Prior Sale Date:	
Sale Price:	\$1,510,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	462218	Acres:	1.16
1st Mtg Amt:	\$1,208,000	Lot Area:	50,628
Total Value:	\$204,469	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Bath(F/H):	3 /
		Yr Built/Eff:	1956 / 1965
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

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

Address: **3201 BONNIE HILL DR, LOS ANGELES, CA 90068-1322**

Owner Name: **COHEN MOSHE**

Seller Name: **WELD TUESDAY**

APN:	2425-018-020	Map Reference:	23-F6 /	Living Area:	1,915
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	7
Subdivision:	16714	Zoning:	LARE15	Bedrooms:	4
Rec Date:	04/13/2022	Prior Rec Date:	03/12/2018	Bath(F/H):	3 /
Sale Date:	03/30/2022	Prior Sale Date:	02/27/2018	Yr Built/Eff:	1957 / 1958
Sale Price:	\$2,000,000	Prior Sale Price:	\$1,778,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	409534	Acres:	0.56	Fireplace:	Y / 1
1st Mtg Amt:	\$1,000,600	Lot Area:	24,603	Pool:	POOL
Total Value:	\$1,906,157	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:5 Distance From Subject:0.34 (miles)

Address: **3456 OAK GLEN DR, LOS ANGELES, CA 90068-1314**

Owner Name: **MIGUEL MARIANO J**

Seller Name: **KAUTZKY KEVIN J**

APN:	2425-024-016	Map Reference:	24-A5 /	Living Area:	1,910
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	4
Subdivision:	7530	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/15/2022	Prior Rec Date:	09/01/1999	Bath(F/H):	3 /
Sale Date:	03/02/2022	Prior Sale Date:	07/14/1999	Yr Built/Eff:	1959 / 1965
Sale Price:	\$1,375,000	Prior Sale Price:	\$285,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	420180	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$1,237,500	Lot Area:	7,276	Pool:	
Total Value:	\$1,393,861	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:6 Distance From Subject:0.35 (miles)

Address: **3616 BELLFIELD WAY, STUDIO CITY, CA 91604-3905**

Owner Name: **ESTRADA IVAN**

Seller Name: **EGT DEVELOPMENTS LLC**

APN:	2380-044-045	Map Reference:	23-E5 /	Living Area:	2,210
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	8
Subdivision:	26748	Zoning:	LARE40	Bedrooms:	4
Rec Date:	09/13/2022	Prior Rec Date:	08/19/2020	Bath(F/H):	3 /
Sale Date:	08/30/2022	Prior Sale Date:	08/07/2020	Yr Built/Eff:	1965 / 1965
Sale Price:	\$3,600,000	Prior Sale Price:	\$1,625,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	895842	Acres:	0.18	Fireplace:	Y / 2
1st Mtg Amt:	\$2,880,000	Lot Area:	7,855	Pool:	POOL
Total Value:	\$1,657,500	# of Stories:	2	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:7 Distance From Subject:0.45 (miles)

Address: **10847 ALTA VIEW DR, STUDIO CITY, CA 91604-3902**

Owner Name: **REINARD DAVID/GALLO-FRANKLIN KRISTINE**

Seller Name: **MAC FARLANE-LAU2016 F TRUST**

APN:	2380-043-007	Map Reference:	23-E5 /	Living Area:	2,490
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	7
Subdivision:	26342	Zoning:	LARE15	Bedrooms:	3
Rec Date:	09/14/2022	Prior Rec Date:	04/25/2012	Bath(F/H):	3 /
Sale Date:	08/19/2022	Prior Sale Date:	04/11/2012	Yr Built/Eff:	1962 / 1962
Sale Price:	\$2,800,000	Prior Sale Price:	\$850,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	900767	Acres:	0.23	Fireplace:	Y / 1
1st Mtg Amt:	\$2,240,000	Lot Area:	9,923	Pool:	POOL
Total Value:	\$1,006,061	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:8 Distance From Subject:0.45 (miles)

Address: 10840 WRIGHTWOOD LN, STUDIO CITY, CA 91604-3952

Owner Name: GOOSE NEST TRUST

Seller Name: WEST FAMILY TRUST

APN:	2380-044-025	Map Reference:	23-E5 /	Living Area:	2,414
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	8
Subdivision:	26748	Zoning:	LARE40	Bedrooms:	4
Rec Date:	07/07/2022	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	05/31/2022	Prior Sale Date:		Yr Built/Eff:	1973 / 1973
Sale Price:	\$2,017,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	MODERN
Document #:	701205	Acres:	0.65	Fireplace:	/
1st Mtg Amt:	\$1,613,600	Lot Area:	28,179	Pool:	
Total Value:	\$175,985	# of Stories:	2	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:9 Distance From Subject:0.46 (miles)

Address: 3130 NICHOLS CANYON RD, LOS ANGELES, CA 90046-1245

Owner Name: JORDYN HOLLIS PROPERTIES LLC

Seller Name: MEYERS MARY-ANNE TRUST

APN:	5570-037-005	Map Reference:	23-F6 /	Living Area:	2,373
County:	LOS ANGELES, CA	Census Tract:	1941.02	Total Rooms:	7
Subdivision:	23685	Zoning:	LARE15	Bedrooms:	4
Rec Date:	05/27/2022	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	05/20/2022	Prior Sale Date:		Yr Built/Eff:	1959 / 1961
Sale Price:	\$2,750,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	572779	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	8,376	Pool:	
Total Value:	\$186,384	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:10 Distance From Subject:0.49 (miles)

Address: 3769 VINELAND AVE, STUDIO CITY, CA 91604-3910

Owner Name: JACKSON MARJORIE

Seller Name: TENG LAWRENCE

APN:	2380-007-012	Map Reference:	23-E5 /	Living Area:	2,091
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms:	6
Subdivision:	15143	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/26/2022	Prior Rec Date:	03/31/2017	Bath(F/H):	3 /
Sale Date:	04/20/2022	Prior Sale Date:	03/02/2017	Yr Built/Eff:	1952 / 1953
Sale Price:	\$2,700,000	Prior Sale Price:	\$1,292,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	452382	Acres:	0.26	Fireplace:	Y / 1
1st Mtg Amt:	\$2,160,000	Lot Area:	11,297	Pool:	
Total Value:	\$1,434,162	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: September 19, 2024

JOB ADDRESS: **3655 NORTH FREDONIA DRIVE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2425-007-009**

CASE NO.: **839017**

ORDER NO.: **A-4899044**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 8, 2019**

COMPLIANCE EXPECTED DATE: **February 7, 2019**

DATE COMPLIANCE OBTAINED: **September 1, 2020**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4899044

1050520201976768

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JÓSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

READ, ROBERT N A
0 PO BOX 3875
LOS ANGELES, CA 90078

CASE #: 839017
ORDER #: A-4899044
EFFECTIVE DATE: January 08, 2019
COMPLIANCE DATE: February 07, 2019

OWNER OF
SITE ADDRESS: 3655 N FREDONIA DR

ASSESSORS PARCEL NO.: 2425-007-009
ZONE: RD1.5; Min. Per Unit 1,500

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, debris from vegetation 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.

Location: On the property

Comments: Trash and debris, debris and overgrown vegetation through out.

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.

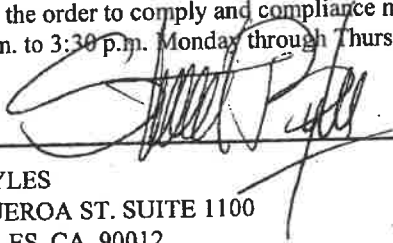
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3394.

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

Inspector:

Date: December 20, 2018


STUART BYLES
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3394


Stuart.Byles@lacity.org



REVIEWED BY

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

JAN 03 2019

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

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