

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

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VICE PRESIDENT

CORISSA HERNANDEZ  
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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

January 9, 2025

Council District: #10

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

JOB ADDRESS: **1942 SOUTH HOBART BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5074-032-005**  
Re: Invoice #854910-5, #858108-8

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: **1942 South Hobart Boulevard, 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 December 13, 2021 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)	219.67
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,806.23</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 **\$3,806.23** 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 **\$3,806.23** 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

ATTEST: HOLLY WOLCOTT, 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](mailto:latitle@in2-res.com)

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## ***Property Title Report***

**Work Order No. T17890**  
**Dated as of: 04/10/2024**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

**(Reported Property Information)**

**APN #: 5074-032-005**

**Property Address:** 1942 S HOBART BLVD      **City:** Los Angeles      **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** TIMOTHY L. ROBBINS AS TRUSTEE OF THE TIMOTHY L. ROBBINS REVOCABLE LIVING TRUST

**Grantor :** TIMOTHY L. ROBBINS

**Deed Date :** 03/20/2012

**Recorded :** 03/26/2012

**Instr No. :** 12-0457643

**MAILING ADDRESS:** TIMOTHY L. ROBBINS AS TRUSTEE OF THE TIMOTHY L. ROBBINS REVOCABLE LIVING TRUST  
5402 SANCHEZ DR, LOS ANGELES, CA 90008-1029

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number:** 5 **Block:** 8 **Subdivision Name:** WEST ADAMS HEIGHTS **Brief Description:** WEST ADAMS HEIGHTS LOT 5 BLK 8

### **MORTGAGES/LIENS**

**Type of Document:** DEED OF TRUST WITH ASSIGNMENT OF RENTS

**Recording Date:** 02/25/2019

**Document #:** 19-0164498

**Loan Amount:** \$500,000

**Lender Name:** ABDURAZAK HEFYAN

**Borrowers Name:** TIMOTHY L. ROBBINS

**MAILING ADDRESS:** ABDURAZAK HEFYAN  
10700 ASHBY AVENUE, LOS ANGELES, CA 90064

This page is part of your document - DO NOT DISCARD



**20120457643**



Pages:  
0003

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

03/26/12 AT 10:21AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201203260020017

00005556968



003880460

SEQ:  
04

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY  
Timothy L. Robbins

03/26/2012



\*20120457643\*

WHEN RECORDED MAIL TO  
NAME Timothy L. Robbins

MAILING 5402 Sanchez Drive  
ADDRESS

CITY, STATE Los Angeles, California  
ZIP CODE 90008

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## TITLE(S)

GRANT DEED

[1942 S. Hobart Boulevard, Los Angeles, California 90018-2001]

APN: 5074-032-005

RECORDING REQUESTED BY  
Timothy L. Robbins

WHEN RECORDED, MAIL TO:  
Timothy L. Robbins  
5402 Sanchez Drive  
Los Angeles CA, 90008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

Documentary Transfer Tax: 0

*Robin Robbins*  
Signature of Declarant determining Tax

State of California  
County of Los Angeles

### GRANT DEED

**FOR VALUABLE CONSIDERATION**, receipt of which is acknowledged, I, Timothy L. Robbins, the undersigned Grantor, hereby grant to Grantee, Timothy L. Robbins as Trustee of the Timothy L. Robbins Revocable Living Trust, dated March 15, 2012, all that real property, in the County of Los Angeles, State of California, legally described as follows:

Lot 5 in Block 8 of West Adams Heights, in the City of Los Angeles, as per map recorded in Book 2, Pages 53 and 54 of Maps, in the Office of the County Recorder of said County.

Commonly known as: 1942 S. Hobart Boulevard, Los Angeles, California, 90018-2001.

APN: 5074-032-005

Executed on March 20, 2012, at Los Angeles, California

*Timothy L. Robbins*  
Timothy L. Robbins

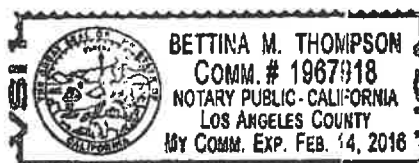
State of California )  
County of Los Angeles )

On March 20, 2012, before me, Bettina M. Thompson, a Notary Public in and for said State, personally appeared Timothy L. Robbins, who 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person 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.

*Bettina M. Thompson*  
Bettina M. Thompson



Mail tax statements to: Timothy Robbins, 5402 Sanchez Drive, Los Angeles, CA 90008

This page is part of your document - DO NOT DISCARD



**20190164498**



Pages:  
0004

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

02/25/19 AT 12:01PM

FEES :	53.00
TAXES :	0.00
OTHER :	0.00
SB2 :	150.00
PAID :	203.00



LEADSHEET



201902250610026

00016300509



009651589

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Order No.  
Escrow No.

WHEN RECORDED MAIL TO:

Abdurazak Hefyan  
10700 Ashby Avenue  
Los Angeles, CA 9006

Parcel No. 5074-032-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Deed of Trust with Assignment of Rents

(This Deed of Trust contains an acceleration clause)

This DEED OF TRUST, made December 17, 2018, between Timothy L. Robbins, Trustee of the Timothy L. Robbins Revocable Living Trust dated March 15, 2012 and Timothy L. Robbins, a single man, herein called TRUSTOR, whose address is 5402 Sanchez Drive, Los Angeles, CA 90008, Fidelity National Title Company, a California corporation, herein called TRUSTEE, and Abdurazak Hefyan, a married man, herein called BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in Trust with Power of Sale, that property in the Los Angeles, County of Los Angeles, State of California, described as:

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF MARKED EXHIBIT A

If the Trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of this title or any interest therein in any manner or way, whether voluntary or involuntarily, without written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately due and payable together with the rents, issues and the profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$500,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	135	47
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a

part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefore does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

The Timothy L. Robbins Revocable Living Trust

Timothy L. Robbins

By: Timothy L. Robbins, Trustee

Timothy L. Robbins Trustor

Timothy L. Robbins, Individual Guarantor

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 } s.s.

On 2-22-2019, before me, Melonee Lee Ellis,  
Notary Public personally appeared Timothy L. Robbins 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

Melonee Lee Ellis

(Seal)



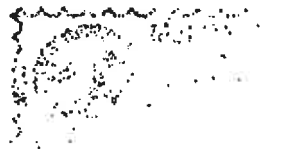


Exhibit A

Lot 5 in Block 8 of West Adams Heights, in the City of Los Angeles, as per map recorded in Book 2, Pages 53 and 54 of Maps, in the office of the County Recorder of said County.

1942 S. Hobart Boulevard, Los Angeles, CA 90018-2001

APN # 5074-032-005



# EXHIBIT B

ASSIGNED INSPECTOR: **DONALD WONG**  
JOB ADDRESS: **1942 SOUTH HOBART BOULEVARD, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5074-032-005**

**Date: January 9, 2025**

Last Full Title: **04/10/2024**

Last Update to Title:

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## **LIST OF OWNERS AND INTERESTED PARTIES**

- |   |                            |
|---|----------------------------|
| 1) TIMOTHY L. ROBBINS AS TRUSTEE OF<br>THE TIMOTHY L. ROBBINS REVOCABLE LIVING TRUST<br>5402 SANCHEZ DRIVE<br>LOS ANGELES, CA 90008 | CAPACITY: OWNER            |
| 2) ABDURAZAK HEFYAN<br>10700 ASHBY AVENUE<br>LOS ANGELES, CA 90064  | CAPACITY: INTERESTED PARTY |

**Property Detail Report****For Property Located At :****1942 S HOBART BLVD, LOS ANGELES, CA 90018-1501**

RealQuest

**Owner Information**

Owner Name: **ROBBINS TIMOTHY L**  
 Mailing Address: **5402 SANCHEZ DR, LOS ANGELES CA 90008-1029 C055**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description:	<b>WEST ADAMS HEIGHTS LOT 5</b>	APN:	<b>5074-032-005</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2214.02 / 1</b>	Subdivision:	<b>WEST ADAMS HEIGHTS</b>
Township-Range-Sect:		Map Reference:	<b>43-E4 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>5</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>8</b>	School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C16</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>03/26/2012 / 03/20/2012</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>457643</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>05/28/2003 / 03/11/2003</b>	1st Mtg Amount/Type:	<b>\$225,000 / CONV</b>
Sale Price:	<b>\$300,000</b>	1st Mtg Int. Rate/Type:	<b>8.05 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1503538</b>
Document #:	<b>1503537</b>	2nd Mtg Amount/Type:	<b>\$50,000 / PRIVATE PARTY</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ FIXED</b>
Transfer Document #:		Price Per SqFt:	<b>\$64.20</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIRST AMERICAN TITLE</b>		
Lender:	<b>BNC MTG INC</b>		
Seller Name:	<b>HAYWOOD ERNESTINE TRUST</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>09/04/1980 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$150,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>857593</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:	<b>4,673</b>	Parking Type:		Construction:	
Living Area:	<b>4,673</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>7</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1908 / 1908</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

**Site Information**

Zoning:	<b>LAR4</b>	Acres:	<b>0.32</b>	County Use:	<b>HOMES FOR AGED (7500)</b>
Lot Area:	<b>13,725</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>NURSING HOME</b>	Res/Comm Units:	<b>1 / 1</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$417,607	Assessed Year:	2023	Property Tax:	\$5,762.86
Land Value:	\$278,409	Improved %:	33%	Tax Area:	210
Improvement Value:	\$139,198	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$417,607				

# EXHIBIT D

ASSIGNED INSPECTOR: DONALD WONG  
JOB ADDRESS: 1942 SOUTH HOBART BOULEVARD, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5074-032-005

Date: January 9, 2025

CASE NO.: 941517  
ORDER NO.: A-5633598

EFFECTIVE DATE OF ORDER TO COMPLY: December 13, 2021  
COMPLIANCE EXPECTED DATE: January 12, 2022  
DATE COMPLIANCE OBTAINED: September 7, 2022

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5633598

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
ELVIN W MOON

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

TIMOTHY L. ROBBINS, TR TIMOTHY L ROBBINS TRUST  
5402 SANCHEZ DR  
LOS ANGELES, CA 90008

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

CASE #: 941517

ORDER #: A-5633598

EFFECTIVE DATE: December 13, 2021

COMPLIANCE DATE: January 12, 2022

OWNER OF

SITE ADDRESS: 1942 S HOBART BLVD

ASSESSORS PARCEL NO.: 5074-032-005

ZONE: RD2; Min. Per Unit 2,000

DEC 03 2021

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

**FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

**NOTE:** FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

**VIOLATION(S):**

**1. Historical preservation overlay zone.**

You are therefore ordered to: Discontinue the condition which violates the Harvard Heights Historic Preservation Overlay Zone.

Code Section(s) in Violation: 12.20.3, 12.21A.1.(a) of the L.A.M.C.

Location: main residence

Comments: Any plans for construction, addition, alteration, demolition or removal of a building structure, landscaping or natural features require approvals. This includes improvement of the front yard with hardscape, changes to exterior color of the dwelling, and front yard wrought iron fencing. Property is located within the Harvard Heights HPOZ. Please contact city planner Deepeka Dhaliwal to obtain HPOZ directive regarding repairs to the exterior of the main residence. Email: deepeka.dhaliwal@lacity.org. Phone #(213)847-3654

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)252-3969.

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

Inspector: \_\_\_\_\_

Date: December 02, 2021

MIKE DICKSON  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3969

Mike.Dickson@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**  
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[www.ladbs.org](http://www.ladbs.org)