

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

March 29, 2024

Council District: #1

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

JOB ADDRESS: **1036 WEST AVENUE 37, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5454-017-010**  
Re: Invoice #863699-3

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: **1036 West Avenue 37, 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 May 10, 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
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
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 Yutan

Chief, LADBS Resource Management Bureau



ATTEST: HOLLY L. 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)

## ***Property Title Report***

**Work Order No. T17864**

**Dated as of: 03/19/2024**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

***(Reported Property Information)***

**APN #: 5454-017-010**

**Property Address: 1036 W AVENUE 37**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee: MAURITO A. LANDRITO AND NORMA N. LANDRITO SUCCESSORS AS TRUSTEE OF THE LANDRITO FAMILY TRUST**

**Grantor: MAURITO A. LANDRITO AND NORMA N. LANDRITO**

**Deed Date : 12/28/2021**

**Recorded : 01/26/2022**

**Instr No. : 22-0102706**

**MAILING ADDRESS: MAURITO A. LANDRITO AND NORMA N. LANDRITO SUCCESSORS AS TRUSTEE OF THE LANDRITO FAMILY TRUST  
5415 KNIGHT CT, CHINO HILLS, CA 91709-8721**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 7 Block: 4 Brief Description: ROBERT MARSH AND CO'S MOUNT WASHINGTON # 1  
NW 59.29 FT MEASURED ON NE LINE OF LOT 7 BLK 4**

### **MORTGAGES/LIENS**

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

EXHIBIT B

ASSIGNED INSPECTOR: JACOB SEGURA  
JOB ADDRESS: 1036 WEST AVENUE 37, LOS ANGELES, CA  
ASSESSOR PARCEL NO. (APN): 5454-017-010

Date: March 29, 2024

Last Full Title: 03/19/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) MAURITO A. LANDRITO AND NORMA N. LANDRITO AND SUCCESSORS AS  
TRUSTEES OF THE LANDRITO FAMILY TRUST  
5415 KNIGHT CT.  
CHINO HILLS, CA 91709-8721
- CAPACITY: OWNER

This page is part of your document - DO NOT DISCARD



**20220102706**



Pages:  
0003

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

01/26/22 AT 03:17PM

FEES :	30.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	105.00



LEADSHEET



202201260200057

00021865494



013101963

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202201254372353

RECORDING REQUESTED BY:

MAURITO A. LANDRITO, TRUSTEE

MAIL RECORDED DEED AND  
PROPERTY TAX STATEMENTS TO:

MAURITO A. LANDRITO, TRUSTEE  
5415 Knight Court  
Chino Hills, California 91709

(FOR RECORDER'S USE ONLY)

## QUITCLAIM DEED

The Undersigned declares under Penalty of Perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS CONVEYANCE. THIS TRANSFER IS A BONAFIDE GIFT. GRANTOR RECEIVED NOTHING IN RETURN. Documentary Transfer Tax is NONE (R & T 11930 & 11911). This is a Transfer To a Revocable Trust for the Benefit of the Transferors under Sec. 62 of the Revenue and Taxation Code, and for that reason is excluded from reappraisal and reassessment.

THE UNDERSIGNED, MAURITO A. LANDRITO and NORMA N. LANDRITO, HEREBY QUITCLAIM TO MAURITO A. LANDRITO and NORMA N. LANDRITO, and successors, as Trustees of the LANDRITO FAMILY TRUST, dated December 19, 2009, and as Community Property held in the name of the trust, the following described real property in the City of Los Angeles, County of LOS ANGELES, in the State of CALIFORNIA:

The Northwesterly 59.29 feet between parallel lines of Lot 7, in Block 4 of Robert Marsh and Co. Mt. Washington #1, Sheet No. 2, as per map recorded in Book 13, Page(s) 30-31 of Maps, of the records of the county recorder of said county.

Subject to Covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record, if any.

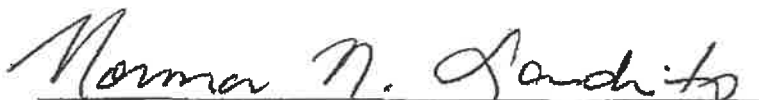
ADDRESS: 1036 W. Avenue 37

A.P.N.: 5454 017 010

Dated: December 28, 2021



MAURITO A. LANDRITO



NORMA N. LANDRITO

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

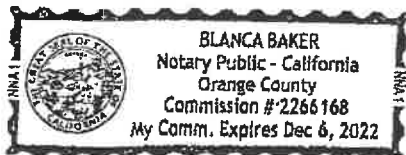
COUNTY OF ORANGE

)  
)      **ss**  
)

On December 27, 2021, before me, BLANCA BAKER, a Notary Public, personally appeared MAURITO A. LANDRITO and NORMA N. LANDRITO, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed it in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.



*Blanca Baker*  
Notary Public

(SEAL)

**Property Detail Report**

**For Property Located At :**  
**1036 W AVENUE 37, LOS ANGELES, CA 90065-3221**



RealQuest

**Owner Information**

Owner Name: **LANDRITO MAURITO (TE) & NORMA/LANDRITO**  
 Mailing Address: **5415 KNIGHT CT, CHINO HILLS CA 91709-8721 R085**  
 Vesting Codes: **// TE**

**Location Information**

Legal Description: **ROBERT MARSH AND CO'S MOUNT WASHINGTON # 1 NW 59.29 FT MEASURED ON NE LINE OF LOT 7**

County:	LOS ANGELES, CA	APN:	5454-017-010
Census Tract / Block:	1852.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	MARSH ROBERT & COS MT WASHINGTON
Legal Book/Page:	225-62	Map Reference:	35-F3 /
Legal Lot:	7	Tract #:	
Legal Block:	4	School District:	LOS ANGELES
Market Area:	680	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

**Owner Transfer Information**

Recording/Sale Date:	01/26/2022 / 12/28/2021	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	102706		

**Last Market Sale Information**

Recording/Sale Date:	12/30/2005 / 11/29/2005	1st Mtg Amount/Type:	\$608,000 / CONV
Sale Price:	\$760,000	1st Mtg Int. Rate/Type:	1.00 / ADJ
Sale Type:	FULL	1st Mtg Document #:	3231055
Document #:	3231054	2nd Mtg Amount/Type:	\$76,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ ADJ
Transfer Document #:		Price Per SqFt:	\$461.17
New Construction:		Multi/Split Sale:	
Title Company:	CALIFORNIA TITLE CO		
Lender:	MORTGAGEIT INC		
Seller Name:	FRIEDLER ELI & MINA		

**Prior Sale Information**

Prior Rec/Sale Date:	01/15/1998 / 12/16/1997	Prior Lender:	COUNTRYWIDE HM LNS INC
Prior Sale Price:	\$272,500	Prior 1st Mtg Amt/Type:	\$212,000 / CONV
Prior Doc Number:	73450	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

**Property Characteristics**

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,648	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1961 / 1962	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

**Site Information**

Zoning:	LARE20	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,114	Lot Width/Depth:	58 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$998,258	Assessed Year:	2023	Property Tax:	\$12,134.28
Land Value:	\$713,102	Improved %:	29%	Tax Area:	4
Improvement Value:	\$285,156	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$991,258				

**Comparable Sales Report**

For Property Located At

**1036 W AVENUE 37, LOS ANGELES, CA 90065-3221****2 Comparable(s) Selected.**

Report Date: 03/29/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$760,000	\$1,237,500	\$1,520,000	\$1,378,750
Bldg/Living Area	1,648	1,473	1,885	1,679
Price/Sqft	\$461.17	\$656.50	\$1,031.91	\$844.21
Year Built	1961	1926	1992	1959
Lot Area	6,114	4,872	8,857	6,864
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	4	3
Stories	1.00	2.00	2.00	2.00
Total Value	\$998,258	\$616,528	\$738,745	\$677,636
Distance From Subject	0.00	0.20	0.29	0.24

\*= user supplied for search only

Comp #:1

Distance From Subject:0.20 (miles)

Address: **3653 TACOMA AVE, LOS ANGELES, CA 90065-1817**Owner Name: **YOUNG LIAM/CHEN JENNIFER**Seller Name: **BLUE BIRD DESIGN INC**APN: **5454-011-022**Map Reference: **35-F3 /**Living Area: **1,473**County: **LOS ANGELES, CA**Census Tract: **1852.04**Total Rooms: **5**Subdivision: **4085**Zoning: **LAR1**Bedrooms: **3**Rec Date: **10/27/2023**Prior Rec Date: **03/08/2023**Bath(F/H): **2 /**Sale Date: **10/04/2023**Prior Sale Date: **02/07/2023**Yr Built/Eff: **1926 / 1927**Sale Price: **\$1,520,000**Prior Sale Price: **\$955,000**Air Cond: **CENTRAL**Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **737733**Acres: **0.11**Fireplace: **Y / 1**1st Mtg Amt: **\$1,064,000**Lot Area: **4,872**

Pool:

Total Value: **\$738,745**# of Stories: **2**Roof Mat: **ROLL**Land Use: **SFR**Park Area/Cap#: **/**COMPOSITION  
PARKING AVAIL

Comp #:	2	Distance From Subject:0.29 (miles)	
Address:	1426 KILLARNEY AVE, LOS ANGELES, CA 90065-1834		
Owner Name:	F2 CAPITAL GROUP LLC		
Seller Name:	BEAR FLAG HOMES LLC		
APN:	5454-011-006	Map Reference:	35-F3 /
County:	LOS ANGELES, CA	Census Tract:	1852.04
Subdivision:	6632	Zoning:	LAR1
Rec Date:	10/25/2023	Prior Rec Date:	10/20/2023
Sale Date:	10/11/2023	Prior Sale Date:	10/04/2023
Sale Price:	\$1,237,500	Prior Sale Price:	\$936,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	728984	Acres:	0.20
1st Mtg Amt:	\$1,462,500	Lot Area:	8,857
Total Value:	\$616,528	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,885
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	4 /
		Yr Built/Eff:	1992 / 1992
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **JACOB SEGURA**  
JOB ADDRESS: **1036 WEST AVENUE 37, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **5454-017-010**

Date: **March 29, 2024**

CASE NO.: **947472**  
ORDER NO.: **A-5722317**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 10, 2022**  
COMPLIANCE EXPECTED DATE: **June 9, 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-5722317**

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

LANDRITO MAURITO AND NORMA LANDRITO FAMILY TRUST  
1036 AVENUE 37  
LOS ANGELES, CA 90065

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

CASE #: 947472  
ORDER #: A-5722317  
EFFECTIVE DATE: May 10, 2022  
COMPLIANCE DATE: June 09, 2022

OWNER OF  
SITE ADDRESS: 1036 W AVENUE 37  
ASSESSORS PARCEL NO.: 5454-017-010  
ZONE: RE20; Min. Lot 20,000 Sq. Ft.

MAY 04 2022

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

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):

0. The approximate 40' x 15' construction of an attached room addition to the rear of the single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

0. The approximate 10' x 15' construction of two stacked balconys/stairs to the rear of the single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).

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

2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0231, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

**0. The approximate 10' x 15' construction of a patio cover/balcony/stairs on top of the rear unpermitted addition was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).  
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0231, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

**0. The approximate 20' x 20' construction of a patio cover in the required front yard was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).  
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

**0. The approximate 30' x 20' construction of a stepped deck/platform/stairs in the rear downslope yard was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).  
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

**0. Retaining walls out of cmu in rear yard**

You are therefore ordered to: 1) Provide plans and specifications and obtain required grading and building permits. 2) Maintain all protective devices as shown on the approved plans and specifications submitted with the application for a permit. 3) Demolish and remove unapproved retaining or foundation wall.

Code Section(s) in Violation: 91.5R404.2, 91.5R103.1, 12.21A.1(a), 91.5R-404.4 of the L.A.M.C.

**0. Grading was performed without first obtaining a permit.**

You are therefore ordered to: Obtain all required grading permits and approvals.

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](http://www.ladbs.org)

Code Section(s) in Violation: 91.5R106.1.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**1. Fence height in the required front yard is over required maximum of 42 inches from grade.**

You are therefore ordered to: 1) Reduce front yard fence height to maximum allowable height above grade of 42 inches from grade.

Code Section(s) in Violation: 12.22C20.(f)(2), 12.21A.1.(a) of the L.A.M.C.

**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)252-3058.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: May 03, 2022

JAVIER RAMOS  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3058  
Javier.Ramos@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