

BOARD OF
BUILDING AND SAFETY
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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 21, 2023

Council District: # 4

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

JOB ADDRESS: **9499 WEST CHEROKEE LANE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4388-009-033**
Re: Invoice # 790850-3

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: **9499 West Cherokee Lane, 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 on June 7, 2019 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	115.52
Title Report fee	30.00
Grand Total	\$ 2,455.52

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 **\$2,455.52** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,455.52** 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, 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

Property Title Report

Work Order No. T17301
Dated as of: 10/27/2022

Prepared for: City of Los Angeles

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

APN #: 4388-009-033

Property Address: 9499 W CHEROKEE LANE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : SHUHUA LIU AND JING WEI

Grantor : SHUHUA LIU AND JING WEI

Deed Date : 03/10/2016

Recorded : 03/30/2016

Instr No. : 16-0348330

MAILING ADDRESS: SHUHUA LIU AND JING WEI
18416 NOTTINGHAM LN, ROWLAND HEIGHTS, CA 91748

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 28 Subdivision Name: COLDWATER CANYON TRACT Brief Description: COLDWATER
CANON TRACT LOT EX OF ST COM N 65 42' E 105.07 FT FROM SW TERMINUS OF A COURSE IN
SE LINE OF LOT 28 HAVING A BEARING***

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20160348330



Pages:
0004

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

03/30/16 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201603300210009

00011893260



007463337

SEQ:
21

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R09

RECORDING REQUESTED BY:
Old Republic Title Company

AND WHEN RECORDED MAIL TO:

Shuhua Liu

18416 Nottingham Lane
Rowland Heights, CA
91748



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 2607150388-10

Escrow No.: 124422-LL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE****

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Hemet **AND**

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

Shuhua Liu, a Single Woman as to an undivided 99% interest and Jing Wei, a Married Woman as her sole and separate property (who acquired title as a Single Woman) as to an undivided 1% interest, as Tenants in common

hereby GRANT(s) to:

Shuhua Liu, a Single Woman as to an undivided 99% interest and Jing Wei, a Married Woman as her sole and separate property as to an undivided 1% interest, as Tenants in Common

the real property in the City of Hemet, County of Los Angeles, State of California, described as:

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

Also Known as: 9499 Cherokee Lane, Beverly Hills Area, CA 90210

AP#: 4388-09-033

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911."

Dated March 10, 2016

Shuhua Liu by *[Signature]* as her attorney in fact
Shuhua Liu By CATHERINE ZHENG AS HER ATTORNEY IN FACT
Jing Wei by *[Signature]* as her attorney in fact
Jing Wei By CATHERINE ZHENG AS HER ATTORNEY IN FACT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 3/24/2016 before me, Jennifer Loo
personally appeared Catherine Zheng

A Notary Public who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]



(Seal)

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

214

4388-009-033

EXHIBIT A

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

Parcel 1:

That portion of Lot 28, Coldwater Canyon Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 22 and 23 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in that certain course in the Southeasterly boundary of said lot, shown on said map as having a bearing of North 65° 42' 00" East and a length of 133.64 feet, said point being distant South 65° 42' 00" West, 28.57 feet from the Northeasterly terminus of said course, said point also being the Southerly corner of the land described in the deed to Elma D. Fisher and Frances Fisher, recorded February 21, 1949 as Instrument No. 498, in Book 29421 Page 79 of Official Records of said county; thence North 12° 15' 30" East 23.84 feet; thence North 01° 29' 00" East 111.82 feet; thence South 88° 38' 15" East, 33.08 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 15 feet; thence Southeasterly along said curve, an arc distance of 21.09 feet; thence South 08° 04' 17" East and tangent to said curve 103.08 feet to a point in said Southeasterly boundary of Lot 28; thence South 80° 12' 00" West along said Southeasterly boundary 44.60 feet to an angle point therein; thence continuing along said Southeasterly boundary South 65° 42' 00" East 28.57 feet to the point of beginning.

Except Therefrom that portion of Lot 28, Coldwater Canyon Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 22 and 23 of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in that certain course in the Southerly boundary of said lot, shown on said map as having a bearing of South 80° 12' 00" West at a length of 69.54 feet, said point being distant South 80° 12' 00" East 40.98 feet from the Westerly terminus of said course; thence North 06° 03' 41" West 103.25 feet to the Southeasterly terminus of that certain curve in the Northeast line of the land described in deed to John H. Fossen and wife, recorded March 27, 1959 as Instrument No., 1960, in Book D413 Page 30 of Official Records of said county, said curve being concave to the Southwest, having a radius of 15 feet and a length of 21.09 feet; thence along the Easterly line of the land described in said deed, South 8° 04' 17" East 103.08 feet to a point of the Southerly boundary of said lot; thence South 80° 12' 00" West along the Southerly boundary 3.62 feet to the point of beginning.

Parcel 2:

An easement for ingress and egress and driveway purposes over the following described land:

That portion of Lot 28, Coldwater Canyon Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 18 Pages 22 and 23 of Maps, in the Office of the County Recorder of said County, described as follows:

4

Beginning at a point in that certain course in the Southerly boundary of said lot, shown on said map as having a bearing of South $80^{\circ} 12' 00''$ West at a length of 69.59 feet, said point being distant North $80^{\circ} 12' 00''$ East 40.98 feet from the Westerly terminus of said course, which is also the true point of beginning; thence North $06^{\circ} 03' 41''$ West 54.00 feet; thence Northeasterly (measured at right angles to the last mentioned call) 19.00 feet; thence South $06^{\circ} 03' 41''$ East 54.00 feet to a point on the Southerly boundary of said lot; thence South $80^{\circ} 12' 00''$ West along the Southerly boundary 19.00 feet to the point of beginning.

EXHIBIT B

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**
JOB ADDRESS: **9499 WEST CHEROKEE LANE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4388-009-033**

Date: July 21, 2023

Last Full Title: **10/27/2022**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) SHUHUA LIU AND JING WEI
18416 NOTTINGHAM LN,
ROWLAND HEIGHTS, CA 91748 CAPACITY: OWNERS

Property Detail Report**For Property Located At :****9499 CHEROKEE LN, BEVERLY HILLS, CA 90210-1752**

RealQuest

Owner Information

Owner Name: **LIU SHUHUA/WEI JING**
 Mailing Address: **18416 NOTTINGHAM LN, ROWLAND HEIGHTS CA 91748-5170 C089**
 Vesting Codes: **//**

Location Information

Legal Description: **COLDWATER CANON TRACT LOT EX OF ST COM N 65 42' E 105.07 FT FROM SW TERMINUS OF A COURSE IN SE LINE OF LOT 28 HAVING A BEARING OF N 65 42' E AND A LENGTH OF 133.64 FT TH N 12 15'30" E 23.84 FT TH BEG PART OF LOT 28**

County:	LOS ANGELES, CA	APN:	4388-009-033
Census Tract / Block:	2611.04 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	COLDWATER CANYON
Legal Book/Page:	31-81	Map Reference:	33-C2 /
Legal Lot:	28	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C02	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOMITA

Owner Transfer Information

Recording/Sale Date:	03/30/2016 / 03/10/2016	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	348331
Document #:	348330		

Last Market Sale Information

Recording/Sale Date:	07/02/2012 / 06/04/2012	1st Mtg Amount/Type:	\$962,500 / CONV
Sale Price:	\$1,375,000	1st Mtg Int. Rate/Type:	3.00 / ADJ
Sale Type:	FULL	1st Mtg Document #:	979034
Document #:	979033	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$410.45
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	HSBC BK USA		
Seller Name:	KAPOOR VISHAL		

Prior Sale Information

Prior Rec/Sale Date:	08/25/2005 / 08/01/2005	Prior Lender:	METROCITIES MTG LLC
Prior Sale Price:		Prior 1st Mtg Amt/Type:	\$1,271,250 / CONV
Prior Doc Number:	2044668	Prior 1st Mtg Rate/Type:	5.88 / ADJUSTABLE INT RATE LOAN

Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	3,350	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1959 / 1968	Roof Type:		Style:	GOOD
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	EXCELLENT
# of Stories:	2	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;SHED;WETBAR Building Permit				

Site Information

Zoning:	LARE15	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,434	Lot Width/Depth:	56 x 116	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$1,691,654	Assessed Year:	2022	Property Tax:	\$20,001.07
Land Value:	\$1,323,019	Improved %:	22%	Tax Area:	67
Improvement Value:	\$368,635	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$1,691,654				

Comparable Sales Report

For Property Located At



RealQuest

9499 CHEROKEE LN, BEVERLY HILLS, CA 90210-1752

5 Comparable(s) Selected.

Report Date: 11/10/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,375,000	\$2,500,000	\$75,902,273	\$18,639,455
Bldg/Living Area	3,350	2,924	3,644	3,245
Price/Sqft	\$410.45	\$854.99	\$23,594.12	\$5,785.03
Year Built	1959	1951	1960	1955
Lot Area	6,434	11,190	33,566	19,453
Bedrooms	4	2	6	4
Bathrooms/Restrooms	4	2	6	4
Stories	2.00	1.00	1.00	1.00
Total Value	\$1,691,654	\$473,464	\$4,100,000	\$2,202,610
Distance From Subject	0.00	0.16	0.47	0.28

* = user supplied for search only

Comp #1

Distance From Subject: 0.16 (miles)

Address: **2064 COLDWATER CANYON DR, BEVERLY HILLS, CA 90210-1733**Owner Name: **ZAKI ASHRAF & CORA M TRUST**Seller Name: **ADLER/ DULSE LIVING TRUST**APN: **4387-031-009**Map Reference: **33-B2 /**Living Area: **3,644**County: **LOS ANGELES, CA**Census Tract: **2611.04**Total Rooms: **7**Subdivision: **COLDWATER CANON TR**Zoning: **LARE15**Bedrooms: **6**Rec Date: **07/12/2022**Prior Rec Date: **06/15/1987**Bath(F/H): **5 /**Sale Date: **06/16/2022**

Prior Sale Date:

Yr Built/Eff: **1951 / 1974**Sale Price: **\$3,825,000**

Prior Sale Price:

Air Cond: **CENTRAL**Sale Type: **FULL**

Prior Sale Type:

Style: **RANCH**Document #: **712971**Acres: **0.41**Fireplace: **Y / 1**

1st Mtg Amt:

Lot Area: **17,752**Pool: **POOL**Total Value: **\$886,971**# of Stories: **1**Roof Mat: **WOOD SHAKE**Land Use: **SFR**Park Area/Cap#: **/**Parking: **ATTACHED GARAGE****Comp #2**

Distance From Subject: 0.21 (miles)

Address: **2247 COLDWATER CANYON DR, BEVERLY HILLS, CA 90210-1736**Owner Name: **GREENMEADOWS REALTY LLC**Seller Name: **ROBINSON ROY & ROLLE TRUST**APN: **4387-012-006**Map Reference: **33-B2 /**Living Area: **2,924**County: **LOS ANGELES, CA**Census Tract: **2611.04**Total Rooms: **6**Subdivision: **17419**Zoning: **LARE15**Bedrooms: **2**Rec Date: **05/06/2022**Prior Rec Date: **01/12/1996**Bath(F/H): **2 /**Sale Date: **05/02/2022**

Prior Sale Date:

Yr Built/Eff: **1953 / 1959**Sale Price: **\$2,500,000**

Prior Sale Price:

Air Cond:

Sale Type: **FULL**

Prior Sale Type:

Style: **CONVENTIONAL**Document #: **493834**Acres: **0.26**Fireplace: **Y / 1**

1st Mtg Amt:

Lot Area: **11,190**Pool: **POOL**Total Value: **\$473,464**# of Stories: **1**Roof Mat: **WOOD SHAKE**Land Use: **SFR**Park Area/Cap#: **/**Parking: **ATTACHED GARAGE****Comp #3**

Distance From Subject: 0.24 (miles)

Address: **590 EVELYN PL, BEVERLY HILLS, CA 90210-1824**Owner Name: **SEAGULL DESIGN LLC**

Seller Name: SPHEERIS LINDA LIVING TRUST		
APN: 4391-002-001	Map Reference: 33-C2 /	Living Area: 3,006
County: LOS ANGELES, CA	Census Tract: 7006.00	Total Rooms: 7
Subdivision: 21365	Zoning: BHR1*	Bedrooms: 4
Rec Date: 05/10/2022	Prior Rec Date: 12/05/2003	Bath(F/H): 4 /
Sale Date: 03/29/2022	Prior Sale Date: 11/07/2003	Yr Built/Eff: 1960 / 1962
Sale Price: \$5,570,000	Prior Sale Price: \$2,327,000	Air Cond: WALL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONTEMPORARY
Document #: 506904	Acres: 0.77	Fireplace: Y / 1
1st Mtg Amt: \$4,177,500	Lot Area: 33,566	Pool: POOL
Total Value: \$3,117,679	# of Stories: 1	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

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

Address: 1949 COLDWATER CANYON DR, BEVERLY HILLS, CA 90210-1730

Owner Name: KCS LOS ANGELES LLC

Seller Name: LOWENSTEIN ROGER

APN: 4387-026-010	Map Reference: 33-B2 /	Living Area: 3,217
County: LOS ANGELES, CA	Census Tract: 2611.04	Total Rooms: 8
Subdivision: 12321	Zoning: LARE40	Bedrooms: 3
Rec Date: 10/25/2022	Prior Rec Date: 03/31/2015	Bath(F/H): 4 /
Sale Date: 09/27/2022	Prior Sale Date: 03/24/2015	Yr Built/Eff: 1955 / 1957
Sale Price: \$75,902,273	Prior Sale Price: \$2,150,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONTEMPORARY
Document #: 1014658	Acres: 0.28	Fireplace: Y / 1
1st Mtg Amt: \$3,768,000	Lot Area: 12,223	Pool: POOL
Total Value: \$2,434,934	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.47 (miles)

Address: 1920 LOMA VISTA DR, BEVERLY HILLS, CA 90210-1840

Owner Name: 1743 VAN HORN LN LLC

Seller Name: CASTLE XXVI LLC

APN: 4391-005-010	Map Reference: 33-C2 /	Living Area: 3,432
County: LOS ANGELES, CA	Census Tract: 7006.00	Total Rooms: 10
Subdivision: 18598	Zoning: BHR1*	Bedrooms: 6
Rec Date: 08/16/2022	Prior Rec Date: 10/28/2021	Bath(F/H): 6 /
Sale Date: 07/22/2022	Prior Sale Date: 07/15/2021	Yr Built/Eff: 1959 / 1963
Sale Price: \$5,400,000	Prior Sale Price: \$4,100,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONTEMPORARY
Document #: 819863	Acres: 0.52	Fireplace: Y / 1
1st Mtg Amt: \$2,000,000	Lot Area: 22,534	Pool: POOL
Total Value: \$4,100,000	# of Stories: 1	Roof Mat: GRAVEL & ROCK
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: PATRICK LIEBREGT
JOB ADDRESS: 9499 WEST CHEROKEE LANE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4388-009-033

Date: November 15, 2022

CASE NO.: 858454
ORDER NO.: A-5009839

EFFECTIVE DATE OF ORDER TO COMPLY: May 8, 2019
COMPLIANCE EXPECTED DATE: June 07, 2019
DATE COMPLIANCE OBTAINED: No Compliance to Date

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5009839

EXHIBIT D

ASSIGNED INSPECTOR: **PATRICK LIEBREGT**
JOB ADDRESS: **9499 WEST CHEROKEE LANE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4388-009-033**

Date: July 21, 2023

CASE NO.: 858454
ORDER NO.: A-5009839

EFFECTIVE DATE OF ORDER TO COMPLY: **May 8, 2019**
COMPLIANCE EXPECTED DATE: **June 07, 2019**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5009839

1050904201983846

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN 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

LIU,SHUHUA & WEI,JING
18416 NOTTINGHAM LN
ROWLAND HEIGHTS, CA 91748

CASE #: 858494
ORDER #: A-5009839
EFFECTIVE DATE: May 08, 2019
COMPLIANCE DATE: June 07, 2019

OWNER OF

SITE ADDRESS: 9499 W CHEROKEE LANE

ASSESSORS PARCEL NO.:4388-009-033

ZONE: RE15; Min. Lot 15,000 Sq. Ft.

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. A permit & inspection are required for the work performed.

You are therefore ordered to: Obtain all required building permits & inspections for the repair of drywall in the garage.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage

2. Carbon Monoxide detector missing.

You are therefore ordered to: A carbon monoxide detector is missing off the wall. Re-install

Code Section(s) in Violation: 91.5R314.3, 91.5R314.1, 91.5R314.6, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Hallway

3. Maintenance and repair of existing building.

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

1050904201983840

You are therefore ordered to: Repair light fixture in garage that is currently "dangling" from ceiling.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage

4. Maintenance and repair of existing building.

You are therefore ordered to: Install/replace missing fireplace spark screen.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Living Room.

Comments: The required spark screen is missing at fire place.

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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.

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

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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)252-3045.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

[Signature]

Date:

May 01, 2019

GORDON ZUBER
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3045

Gordon.Zuber@lacity.org

[Signature]

REVIEWED BY

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

MAY 02 2019

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

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