

CITY OF LOS ANGELES

CALIFORNIA

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

October 16, 2024

Council District: # 11

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

JOB ADDRESS: **6542 WEST 86TH PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4122-008-002**
Re: Invoice #791977-0, 806965-2

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: **6542 West 86th Place, 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 August 27, 2019 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)	1,120.31
Title Report fee	30.00
Grand Total	\$ 4,706.87

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 **\$4,706.87** 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 **\$4,706.87** 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 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. T17257
Dated as of: 09/27/2022

Prepared for: City of Los Angeles

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

APN #: 4122-008-002

Property Address: 6542 W 86TH PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : GINA ENCISO

Grantor : STEPHEN L BINGHAM AND SHARON BINGHAM AS CO SUCCESSOR

Deed Date : 03/28/2001

Recorded : 06/06/2001

Instr No. : 01-0982936

MAILING ADDRESS: GINA ENCISO

6542 W 86TH PL, LOS ANGELES, CA 90045

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 2 Tract No: 12076 Brief Description: TRACT NO 12076 LOT 2

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/07/2007

Document #: 07-1098943

Loan Amount: \$375,000

Lender Name: NDEX WEST LLC

Borrowers Name: GINA ENCISO

MAILING ADDRESS: NDEX WEST LLC

15000 SURVEYOR BLVD STE 500 ADDISON, TX 75001



LEAD SHEET

01 0982936

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

4:21 PM JUN 06 2001

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$10	F
2	

D.T.T.

\$231-
\$945-

NOTIFICATION SENT-\$40

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

4122 008 002

001

THIS FORM IS NOT TO BE DUPLICATED

ORANGE COAST TITLE OF LOS ANGELES

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Gina Enciso

6542 & 6544 West 86TH Place
Los Angeles, 90045

01 0982936

A.P.N.:

Order No.: L59054-7

Space Above This Line for Recorder's Use Only

Escrow No.: 8500-J

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$231.00 & CITY \$945.00
[] 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; [] City of Los Angeles, and

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

~~Helen M. Jenkins~~, as Trustee of a Revocable Living Trust also known as the Helen M. Jenkins 1996 Trust
STEPHEN L. BINGHAM AND SHARON D. BINGHAM AS CO SUCCESSOR

hereby GRANT(S) to Gina Enciso, A Single Woman

the following described property in the City of Los Angeles, County of Los Angeles State of California;

Lot 2 of Tract 12076, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 258; Page(s) 12 of Maps in the Office of the County Recorder of said County.

Helen M. Jenkins, as Trustee of a
Revocable Living Trust also known as
the Helen M. Jenkins 1996 Trust

By: Stephen L. Bingham
Stephen I. Bingham
Successor Trustee

By: Sharon D. Bingham
Sharon D. Bingham
Successor Trustee



Document Date: March 28, 2001

STATE OF CALIFORNIA)
COUNTY OF Kern)

On March 21, 2001 before me, Robert J. Ross

personally appeared Stephen L. Bingham & Sharon D. Bingham

personally known to me (or 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.

WITNESS my hand and official seal.

Signature

Robert J. Ross
Residing at Cosum & Allen Delano
expires August 24, 2004

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

01 0982936

State of Idaho

County of Kootenai

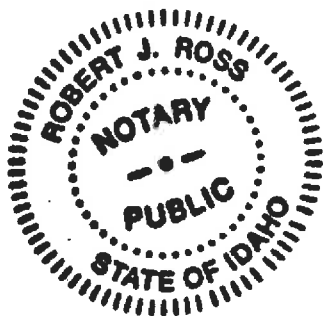
On June 5, 2001 before me, Robert J. Ross

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Stephen D. Bingham & Sharon D. Bingham

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ 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.



WITNESS my hand and official seal.

Robert J. Ross
Residing at Coeur d'Alene, Idaho
Expires 8/24/2004

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

This page is part of your document - DO NOT DISCARD



20071098943

Pages:
002



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

Fee: 9.00

Tax: 0.00

Other: 0.00

Total: 9.00

05/07/07 AT 08:00AM

Title Company

TITLE(S) :



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

Recording requested by.
NDEx West, L.L.C.

When Recorded Mail To:
NDEx West, L.L.C.
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013



ASSG20070073401137

Space above this line for Recorder's use only

Trustee Sale No. . 20070073401137 Title Order No.: 270516330

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to CHASE HOME FINANCE, LLC all beneficial interest under that certain Deed of Trust dated 01/05/2005 executed by GINA ENCISO A SINGLE WOMAN, as Trustor to CHRISTOPHER D. DAVIES, Trustee and recorded as Instrument No 05 0070861 on 01/11/2005, of Official Records in the County Recorder's office of LOS ANGELES County, California Describing land therein as.

AS DESCRIBED IN DEED OF TRUST MENTIONED ABOVE

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated

April 20, 2007

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR LENDER AND LENDERS
SUCCESSORS AND ASSIGNS

Cindy A. Smith

ASSISTANT SECRETARY

State of

OHIO

}

County of

FRANKLIN

}

On

April 20, 2007

before me,

KAREN O. BELCHER

Notary Public, personally appeared

Cindy A. Smith

personally known to me (or 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.

WITNESS my hand and official seal.

Signature:

Karen O. Belcher (Seal)



KAREN O. BELCHER

Notary Public, State of Ohio

My Commission Expires on October 30, 2010

My commission expires:

10/30/2010

EXHIBIT B

ASSIGNED INSPECTOR: **RYAN BARNES**

Date: **October 16, 2024**

JOB ADDRESS: **6542 WEST 86TH PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4122-008-002**

Last Full Title: **09/27/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) GINA ENCISO
6542 WEST 86TH PLACE
LOS ANGELES, CA 90045
CAPACITY: OWNER

- 2) NDEX WEST, LLC
15000 SURVEYOR BOULEVARD, SUITE 500
ADDISON , TX 75001
CAPACITY: INTERESTED PARTY

Property Detail Report**For Property Located At :****6542 W 86TH PL, LOS ANGELES, CA 90045-3709**

RealQuest

Owner Information

Owner Name: **ENCISO GINA**
 Mailing Address: **6542 W 86TH PL, LOS ANGELES CA 90045-3709 C057**
 Vesting Codes: **SW / /**

Location Information

Legal Description:	TRACT NO 12076 LOT 2	APN:	4122-008-002
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2780.01 / 2	Subdivision:	12
Township-Range-Sect:		Map Reference:	56-B2 /
Legal Book/Page:	13-69	Tract #:	12
Legal Lot:	2	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C29	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	06/06/2001 / 03/28/2001	1st Mtg Amount/Type:	\$189,000 / CONV
Sale Price:	\$210,000	1st Mtg Int. Rate/Type:	9.25 / ADJ
Sale Type:	FULL	1st Mtg Document #:	982937
Document #:	982936	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$128.36
New Construction:		Multi/Split Sale:	
Title Company:	ORANGE COAST TITLE CO		
Lender:	NEW CENTURY MTG CORP		
Seller Name:	JENKINS HELEN M TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,636	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1944 / 1944	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	LAR2	Acres:	0.14	County Use:	DUPLEX (0200)
Lot Area:	6,300	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$468,562	Assessed Year:	2022	Property Tax:	\$5,672.66
Land Value:	\$326,578	Improved %:	30%	Tax Area:	68
Improvement Value:	\$141,984	Tax Year:	2021	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$461,562				

Comparable Sales Report

For Property Located At

**6542 W 86TH PL, LOS ANGELES, CA 90045-3709****4 Comparable(s) Selected.**

Report Date: 10/06/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$210,000	\$1,125,000	\$1,525,000	\$1,259,375
Bldg/Living Area	1,636	1,612	1,722	1,640
Price/Sqft	\$128.36	\$697.89	\$885.60	\$766.14
Year Built	1944	1944	1950	1945
Lot Area	6,300	6,322	7,771	7,010
Bedrooms	4	4	4	4
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$468,562	\$296,650	\$1,200,000	\$873,855
Distance From Subject	0.00	0.15	0.30	0.23

*= user supplied for search only

Comp #:1

Distance From Subject:0.15 (miles)

Address: 6630 W 85TH PL, LOS ANGELES, CA 90045-2893

Owner Name: HORTON DAVID R/HORTON MEGAN A

Seller Name: GOBUTY ERIC

APN: 4112-029-026

Map Reference: 56-B1 /

Living Area: 1,722

County: LOS ANGELES, CA

Census Tract: 2764.00

Total Rooms:

Subdivision: 13639

Zoning: LAR1

Bedrooms: 4

Rec Date: 08/08/2022

Prior Rec Date: 02/28/2018

Bath(F/H): 2 /

Sale Date: 07/13/2022

Prior Sale Date: 02/07/2018

Yr Built/Eff: 1950 / 1950

Sale Price: \$1,525,000

Prior Sale Price: \$1,000,000

Air Cond: YES

Sale Type: FULL

Prior Sale Type: FULL

Style:

Document #: 795530

Acres: 0.17

Fireplace: /

1st Mtg Amt: \$829,000

Lot Area: 7,216

Pool:

Total Value: \$1,077,147

of Stories:

Roof Mat:

Land Use: DUPLEX

Park Area/Cap#: /

Parking:

Comp #:2

Address: 6429 W 86TH PL, LOS ANGELES, CA 90045-3702

Owner Name: MARINI FAMILY TRUST/MARINI JOSEPH A

Seller Name: MORALES MICHAEL A JR & BONNIE V

APN: 4122-003-020

County: LOS ANGELES, CA

Subdivision: 13042

Rec Date: 02/16/2022

Sale Date: 02/08/2022

Sale Price: \$1,187,500

Sale Type: FULL

Document #: 189165

1st Mtg Amt: \$787,499

Total Value: \$921,624

Land Use: DUPLEX

Map Reference: 56-C2 /

Census Tract: 2780.01

Zoning: LAR2

Prior Rec Date: 02/06/2007

Prior Sale Date: 01/19/2007

Prior Sale Price: \$730,000

Prior Sale Type: FULL

Acres: 0.15

Lot Area: 6,322

of Stories:

Park Area/Cap#: /

Distance From Subject:0.20 (miles)

Living Area: 1,612

Total Rooms: 8

Bedrooms: 4

Bath(F/H): 2 /

Yr Built/Eff: 1945 / 1945

Air Cond: YES

Style: CONVENTIONAL

Fireplace: /

Pool: HEATED

Roof Mat:

Parking: ATTACHED GARAGE

Comp #:	3	Distance From Subject:0.28 (miles)
Address:	8630 EL MANOR AVE 32, LOS ANGELES, CA 90045-3705	
Owner Name:	CROFTS STEPHEN/BACH RANDI	
Seller Name:	MESCHER THOMAS J TRUST	

APN:	4122-002-020	Map Reference:	56-C2 /	Living Area:	1,612
County:	LOS ANGELES, CA	Census Tract:	2780.01	Total Rooms:	
Subdivision:	12076	Zoning:	LAR2	Bedrooms:	4
Rec Date:	07/15/2022	Prior Rec Date:	07/24/1984	Bath(F/H):	2 /
Sale Date:	06/21/2022	Prior Sale Date:		Yr Built/Eff:	1944 / 1944
Sale Price:	\$1,125,000	Prior Sale Price:	\$155,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	728649	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,730	Pool:	
Total Value:	\$296,650	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject: 0.30 (miles)			
Address:	8730 EL MANOR AVE, LOS ANGELES, CA 90045-3707				
Owner Name:	ACHOURIE AMIR-ALI/CHOLICO YIRIALIM				
Seller Name:	HUTH GRACIELA FAMILY TRUST				
APN:	4122-002-023	Map Reference:	56-C2 /	Living Area:	1,612
County:	LOS ANGELES, CA	Census Tract:	2780.01	Total Rooms:	
Subdivision:	12076	Zoning:	LAR2	Bedrooms:	4
Rec Date:	02/11/2022	Prior Rec Date:	05/28/1986	Bath(F/H):	2 /
Sale Date:	01/19/2022	Prior Sale Date:		Yr Built/Eff:	1944 / 1944
Sale Price:	\$1,200,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	173089	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$840,000	Lot Area:	7,771	Pool:	
Total Value:	\$1,200,000	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: RYAN BARNES
JOB ADDRESS: 6542 WEST 86TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4122-008-002

Date: October 16, 2024

CASE NO.: 872830
ORDER NO.: A-5097725

EFFECTIVE DATE OF ORDER TO COMPLY: August 27, 2019
COMPLIANCE EXPECTED DATE: September 26, 2019
DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5097725

105112620198666

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

ENCISO,GINA
6542 W 86TH PL
LOS ANGELES, CA 90045

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

CASE #: 872830

ORDER #: A-5097725

EFFECTIVE DATE: August 27, 2019

COMPLIANCE DATE: September 26, 2019

AUG 07 2019

OWNER OF

SITE ADDRESS: 6542 W 86TH PL

ASSESSORS PARCEL NO.: 4122-008-002

ZONE: R2; Two Family Zone

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):

1. Open storage within the required front yards.

You are therefore ordered to: Discontinue the open storage of container in the required front yard(s).

Code Section(s) in Violation: 12.03, 12.09A, 12.21A.1.(a) and 12.21C.1.(g) of the 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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4500.

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

Inspector :



Date: August 06, 2019

MARIAN PODPORA
7166 W MANCHESTER AVENUE, #10A
LOS ANGELES, CA 90045
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REVIEWED BY

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