

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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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

February 7, 2025

Council District: # 9

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

JOB ADDRESS: 1177 EAST VERNON AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5115-034-026  
Re: Invoice # 880171-5

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: **1177 East Vernon Avenue, 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 August 11, 2022 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)	186.49
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,526.49</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 **\$2,526.49** 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 **\$2,526.49** 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

*wp* 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. T18064**  
**Dated as of: 05/22/2024**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 5115-034-026**

**Property Address: 1177 E VERNON AVE    City: Los Angeles    County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee: ARTURO VILLANUEVA**

**Grantor: THEODORE R. BROOKS TRUSTEE OF THE THEODORE R. BROOKS AND YOLANDE S. BROOKS 1967 TRUST**

**Deed Date : 07/24/2000**

**Recorded : 10/26/2000**

**Instr No. : 00-1675799**

**MAILING ADDRESS: ARTURO VILLANUEVA**  
**1144 N EVERGREEN AVE, LOS ANGELES, CA 90033-2009**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 13 Subdivision Name: SCOTTS VERNON AVENUE TRACT Tract No: 1103**  
**Sec/Twn/Rng/Mer: SEC 09 TWN 02S RNG 13W Brief Description: LOT COM AT SW COR OF LOT 13**  
**TR NO 1103 TH E ON S LINE OF SD LOT 50 FT TH S 1 13'30 E TO N LINE OF VERNON AVE TH W**  
**THEREON 50**

### **MORTGAGES/LIENS**

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



LEAD SHEET

00-1675799

RECORDED/FILED IN OFFICIAL RECORDS	
RECORDER'S OFFICE	
LOS ANGELES COUNTY	
CALIFORNIA	
OCT 26 2000	AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

*Deed*

FEE

D.T.T.

FEE \$13	U
3	

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT \$4 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

*5115 034 026*

*201*

THIS FORM IS NOT TO BE DUPLICATED

RECORDER REQUESTED BY

Escrow No. 110684-025  
Title Order No. 9579998-4

WHEN RECORDED MAIL TO

NAME

Street  
Address

City &  
State

Arturo Villanueva  
1144 N. Evergreen St.  
Los Angeles, CA 90033

00 1675799

MAIL TAX STATEMENTS TO

NAME

Street  
Address

City &  
State

Same as above

A.P.N. # 5115-034-026

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 132.00 LA CNTY 80  
\$ 540.00 LA CITY 44

..... Computed on full value of property conveyed  
..... Or computed on full value less liens and encumbrances  
remaining at time of sale

WILSHIRE ESCROW COMPANY

Signature of Declarant or Agent determining tax. Firm name

## Grant Deed

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

THEODORE R. BROOKS, TRUSTEE OF THE THEODORE R. BROOKS AND YOLANDE S. BROOKS 1967 TRUST

, do hereby

GRANT to ARTURO VILLANUEVA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

the real property in the CITY OF LOS ANGELES  
State of California, described as:

County of LOS ANGELES

LOT 18 OF SCOTT'S VERNON AVENUE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP ATTACHED AND MADE A PART OF DEED FROM JOHN C. SCOTT TO JENNIE I. SCOTT, ET AL., RECORDED JUNE 10, 1905 IN BOOK 2332 PAGE 154 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

3

DATED: JULY 24, 2000

The Theodore R. Brooks and Yolande  
S. Brooks 1967 Trust

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } SS:

On August 7, 2000

before me, the undersigned, a Notary Public in and for  
said state, personally appeared Theodore R. Brooks, Trustee

By Theodore R. Brooks, Trustee

THEODORE R. BROOKS, TRUSTEE

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.

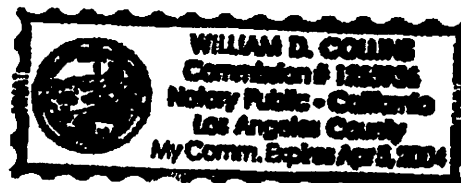
WITNESS my hand and official seal.

Signature

William D. Collins

WILLIAM D. COLLINS

Name (Typed or Printed)



00 1675799

(This area for official notarial seal)

4

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

No. 5907

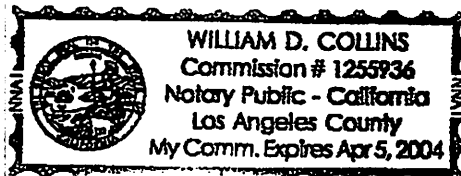
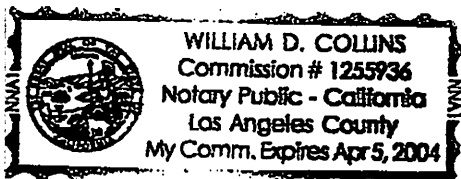
State of CALIFORNIA

County of LOS ANGELES

On AUGUST 7, 2000 before me, WILLIAM D. COLLINS, NOTARY PUBLIC,  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared THEODORE R. BROOKS  
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.

*William D. Collins*

SIGNATURE OF NOTARY

WILLIAM D. COLLINS 00 1675799

OPTIONAL

9

# EXHIBIT B

ASSIGNED INSPECTOR: DANIEL GONZALEZ  
JOB ADDRESS: 1177 EAST VERNON AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5115-034-026

Date: February 7, 2025

Last Full Title: 05/22/2024

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) ARTURO VILLANUEVA  
1144 N. EVERGREEN AVENUE  
LOS ANGELES, CA 90033-2009
- CAPACITY: OWNER



# Property Detail Report

For Property Located At :

**1177 E VERNON AVE, LOS ANGELES, CA 90011-3718**

RealQuest

**Owner Information**

Owner Name: **VILLANUEVA ARTURO**  
 Mailing Address: **1144 N EVERGREEN AVE, LOS ANGELES CA 90033-2009 C023**  
 Vesting Codes: **// SE**

**Location Information**

Legal Description: **LOT COM AT SW COR OF LOT 13 TR NO 1103 TH E ON S LINE OF SD LOT 50 FT TH S 1 13'30" E TO N LINE OF VERNON AVE TH W THEREON 50 FT TH N 1 13'30" W 130.39 FT TO BEG PART OF LOT 9**

County:	LOS ANGELES, CA	APN:	5115-034-026
Census Tract / Block:	2282.20 / 3	Alternate APN:	
Township-Range-Sect:	2S-13-09	Subdivision:	1103
Legal Book/Page:	18-2	Map Reference:	52-C2 /
Legal Lot:	9	Tract #:	1103
Legal Block:		School District:	LOS ANGELES
Market Area:	C42	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	L.A. SANTA

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date:	10/26/2000 / 07/24/2000	1st Mtg Amount/Type:	\$84,000 / CONV
Sale Price:	\$120,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1675800
Document #:	1675799	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$79.58
New Construction:		Multi/Split Sale:	
Title Company:	AMERICAN TITLE CO		
Lender:	LOS ANGELES NAT'L BK		
Seller Name:	BROOKS T & Y 1967 TRUST		

**Prior Sale Information**

Prior Rec/Sale Date:	02/25/1998 / 02/20/1998	Prior Lender:	
Prior Sale Price:	\$124,920	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	302591	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

**Property Characteristics**

Year Built / Eff:	1909 / 1940	Total Rooms/Offices		Garage Area:	
Gross Area:	1,508	Total Restrooms:		Garage Capacity:	
Building Area:	1,508	Roof Type:		Parking Spaces:	10
Tot Adj Area:		Roof Material:	ROLL COMPOSITION	Heat Type:	CENTRAL
Above Grade:		Construction:	FRAME	Air Cond:	YES
# of Stories:	1	Foundation:	CONCRETE	Pool:	
Other Improvements:		Exterior wall:	STUCCO	Quality:	AVERAGE
		Basement Area:		Condition:	AVERAGE

**Site Information**

Zoning:	LAC2	Acres:	0.15	County Use:	STORES (1100)
Lot Area:	6,473	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	



**Tax Information**

Total Value: \$180,440  
 Land Value: \$73,565  
 Improvement Value: \$106,875  
 Total Taxable Value: \$180,440

Assessed Year: 2023  
 Improved %: 59%  
 Tax Year: 2023

Property Tax: \$2,690.47  
 Tax Area: 6659  
 Tax Exemption:

**Comparable Sales Report**

For Property Located At

**1177 E VERNON AVE, LOS ANGELES, CA 90011-3718**

19 Comparable(s) Selected.

Report Date: 06/04/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$120,000	\$150,000	\$1,950,000	\$860,000
Bldg/Living Area	1,508	1,320	1,682	1,496
Price/Sqft	\$79.58	\$97.78	\$1,362.60	\$576.96
Year Built	1909	1918	1973	1947
Lot Area	6,473	1,921	17,381	5,276
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$180,440	\$27,273	\$1,720,870	\$568,889
Distance From Subject	0.00	2.70	24.15	9.99

\*= user supplied for search only

Comp #: 1 Distance From Subject: 2.70 (miles)  
 Address: 3120 E OLYMPIC BLVD, LOS ANGELES, CA 90023-3602  
 Owner Name: RUBIO EDGAR R  
 Seller Name: SPIEGELMAN HERMAN TRUST B  
 APN: 5190-027-010 Map Reference: 45-A6 / Building Area: 1,600  
 County: LOS ANGELES, CA Census Tract: 2051.20 Total Rooms/Offices:  
 Subdivision: 6783 Zoning: LAM1 Total Restrooms:  
 Rec Date: 12/20/2023 Prior Rec Date: 10/23/1991 Yr Built/Eff: 1948 / 1948  
 Sale Date: 12/09/2023 Prior Sale Date: 10/1991 Air Cond: NONE  
 Sale Price: \$1,950,000 Prior Sale Price: Pool:  
 Sale Type: FULL Prior Sale Type: Roof Mat:  
 Document #: 893536 Acres: 0.12  
 1st Mtg Amt: \$975,000 Lot Area: 5,355  
 Total Value: \$71,805 # of Stories:  
 Land Use: STORE BUILDING Park Area/Cap#: /

Comp #: 2 Distance From Subject: 2.89 (miles)  
 Address: 651 S ANDERSON ST, LOS ANGELES, CA 90023-1105  
 Owner Name: ARAKELYAN ANAHIT  
 Seller Name: 651 S ANDERSON LLC  
 APN: 5171-017-004 Map Reference: 44-F4 / Building Area: 1,416  
 County: LOS ANGELES, CA Census Tract: 2060.50 Total Rooms/Offices:  
 Subdivision: 207 Zoning: LAM2 Total Restrooms:

Rec Date:	<b>05/01/2024</b>	Prior Rec Date:	<b>09/27/2018</b>	Yr Built/Eff:	<b>1926 / 1980</b>
Sale Date:	<b>03/11/2024</b>	Prior Sale Date:	<b>08/30/2018</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,000,000</b>	Prior Sale Price:	<b>\$775,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>

Document #:	<b>287073</b>	Acres:	<b>0.05</b>
1st Mtg Amt:		Lot Area:	<b>2,112</b>
Total Value:	<b>\$830,952</b>	# of Stories:	<b>1</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #: **3** Distance From Subject: **2.92 (miles)**

Address: **507 E 4TH ST, LOS ANGELES, CA 90013-2103**

Owner Name: **NORTON ON MLK OPPORTUNITY ZONE**

Seller Name: **WATANABE HARUYE**

APN:	<b>5147-003-005</b>	Map Reference:	<b>44-D4 /</b>	Building Area:	<b>1,650</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2062.02</b>	Total Rooms/Offices:	
Subdivision:	<b>WOLFSKILL ORCHARD TR</b>	Zoning:	<b>LAM2</b>	Total Restrooms:	

Rec Date:	<b>11/09/2023</b>	Prior Rec Date:	<b>10/21/1986</b>	Yr Built/Eff:	<b>1956 / 1956</b>
Sale Date:	<b>10/19/2023</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$625,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	

Document #:	<b>774046</b>	Acres:	<b>0.06</b>
1st Mtg Amt:		Lot Area:	<b>2,764</b>
Total Value:	<b>\$50,596</b>	# of Stories:	<b>1</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #: **4** Distance From Subject: **2.95 (miles)**

Address: **2828 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-5749**

Owner Name: **TWINS 09 INVESTMENT LLC**

Seller Name: **AGUILAR RAFAEL & MONICA**

APN:	<b>6201-001-008</b>	Map Reference:	<b>53-A6 /</b>	Building Area:	<b>1,584</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5348.02</b>	Total Rooms/Offices:	
Subdivision:	<b>2080</b>	Zoning:	<b>LCC3*</b>	Total Restrooms:	

Rec Date:	<b>01/29/2024</b>	Prior Rec Date:	<b>05/05/2021</b>	Yr Built/Eff:	<b>1947 / 1947</b>
Sale Date:	<b>01/17/2024</b>	Prior Sale Date:	<b>02/08/2021</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$590,000</b>	Prior Sale Price:	<b>\$555,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>

Document #:	<b>62021</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$260,000</b>	Lot Area:	<b>5,585</b>
Total Value:	<b>\$577,422</b>	# of Stories:	<b>1</b>
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #: **5** Distance From Subject: **3.04 (miles)**

Address: **735 S CHICAGO ST, LOS ANGELES, CA 90023-1215**

Owner Name: **ALBUQUERQUE BEACH LLC**

Seller Name: **TORRES R & G TRUST**

APN:	<b>5183-022-033</b>	Map Reference:	<b>45-A4 /</b>	Building Area:	<b>1,579</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2046.00</b>	Total Rooms/Offices:	
Subdivision:	<b>HOLLENBECK PARK TR</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	

Rec Date:	<b>01/29/2024</b>	Prior Rec Date:		Yr Built/Eff:	<b>1939 / 1942</b>
Sale Date:	<b>01/23/2024</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$335,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	

Document #:	<b>61529</b>	Acres:	<b>0.05</b>
1st Mtg Amt:		Lot Area:	<b>2,221</b>
Total Value:	<b>\$1,030,000</b>	# of Stories:	

Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **3.07 (miles)**  
 Address: **1316 FIRESTONE BLVD, LOS ANGELES, CA 90001-3826**  
 Owner Name: **GODOY JOSE D/SIBRIAN JETTY A**  
 Seller Name: **GALDAMEZ LISSETTE Y**  
 APN: **6043-017-001** Map Reference: **58-D2 /** Building Area: **1,353**  
 County: **LOS ANGELES, CA** Census Tract: **5351.02** Total Rooms/Offices:  
 Subdivision: **7561** Zoning: **LCC3\*** Total Restrooms:  
 Rec Date: **05/17/2024** Prior Rec Date: **07/07/2017** Yr Built/Eff: **1964 / 1964**  
 Sale Date: **04/29/2024** Prior Sale Date: **06/07/2017** Air Cond: **NONE**  
 Sale Price: **\$500,000** Prior Sale Price: **\$289,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **324510** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,697**  
 Total Value: **\$316,060** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **7.28 (miles)**  
 Address: **511 N WILMINGTON AVE, COMPTON, CA 90220-1938**  
 Owner Name: **MURILLO NORMA H**  
 Seller Name: **SARWAR SALEH M & MEHERUN**  
 APN: **6156-010-005** Map Reference: **64-E2 /** Building Area: **1,534**  
 County: **LOS ANGELES, CA** Census Tract: **5427.00** Total Rooms/Offices:  
 Subdivision: **5627** Zoning: **CORM\*** Total Restrooms:  
 Rec Date: **04/19/2024** Prior Rec Date: **11/22/1991** Yr Built/Eff: **1945 / 1950**  
 Sale Date: **04/11/2024** Prior Sale Date: **08/1991** Air Cond: **NONE**  
 Sale Price: **\$150,000** Prior Sale Price: **\$70,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **257859** Acres: **0.04**  
 1st Mtg Amt: Lot Area: **1,921**  
 Total Value: **\$118,942** # of Stories: **1**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **7.41 (miles)**  
 Address: **12306 ATLANTIC AVE, LYNWOOD, CA 90262-5347**  
 Owner Name: **YUN RAY S/PAI DEBORAH J**  
 Seller Name: **T & FAMILY TRUST**  
 APN: **6186-035-021** Map Reference: **65-C1 /** Building Area: **1,382**  
 County: **LOS ANGELES, CA** Census Tract: **5418.02** Total Rooms/Offices:  
 Subdivision: **13337** Zoning: **LYCB1\*** Total Restrooms:  
 Rec Date: **11/07/2023** Prior Rec Date: **10/07/1977** Yr Built/Eff: **1963 / 1963**  
 Sale Date: **10/16/2023** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$400,000** Prior Sale Price: **\$37,500** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **763398** Acres: **0.40**  
 1st Mtg Amt: Lot Area: **17,381**  
 Total Value: **\$271,347** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **8.32 (miles)**  
 Address: **1525 W VALLEY BLVD, ALHAMBRA, CA 91803-2323**  
 Owner Name: **CASEY A LUU LLC**  
 Seller Name: **DAM PETER**  
 APN: **5350-025-014** Map Reference: **37-B5 /** Building Area: **1,600**

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4809.02</b>	Total Rooms/Offices:	
Subdivision:	<b>8623</b>	Zoning:	<b>ALCPD*</b>	Total Restrooms:	
Rec Date:	<b>05/02/2024</b>	Prior Rec Date:	<b>07/24/1992</b>	Yr Built/Eff:	<b>1950 / 1951</b>
Sale Date:	<b>04/29/2024</b>	Prior Sale Date:	<b>07/1992</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$880,000</b>	Prior Sale Price:	<b>\$220,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>288411</b>	Acres:	<b>0.06</b>		
1st Mtg Amt:	<b>\$640,000</b>	Lot Area:	<b>2,808</b>		
Total Value:	<b>\$366,568</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **10** Distance From Subject: **8.49 (miles)**

Address: **4604 YORK BLVD, LOS ANGELES, CA 90041-3332**

Owner Name: **FAZAA ADEL/FLAICH REGINA**

Seller Name: **FLUMENBAUM ALEX J**

APN:	<b>5474-018-020</b>	Map Reference:	<b>26-A6 /</b>	Building Area:	<b>1,680</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1834.02</b>	Total Rooms/Offices:	
Subdivision:	<b>3583</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>12/04/2023</b>	Prior Rec Date:	<b>01/09/1987</b>	Yr Built/Eff:	<b>1949 / 1953</b>
Sale Date:	<b>11/13/2023</b>	Prior Sale Date:		Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,485,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>837375</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$830,000</b>	Lot Area:	<b>5,200</b>		
Total Value:	<b>\$1,068,982</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **11** Distance From Subject: **9.92 (miles)**

Address: **3254 DEL MAR AVE, ROSEMEAD, CA 91770-2328**

Owner Name: **KUANG JESSIE Q**

Seller Name: **NATURAL HAIR LLC**

APN:	<b>5287-020-028</b>	Map Reference:	<b>46-E1 /</b>	Building Area:	<b>1,682</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4823.03</b>	Total Rooms/Offices:	
Subdivision:	<b>12539</b>	Zoning:	<b>RMC3*</b>	Total Restrooms:	
Rec Date:	<b>02/12/2024</b>	Prior Rec Date:	<b>09/09/2005</b>	Yr Built/Eff:	<b>1960 / 1985</b>
Sale Date:	<b>01/22/2024</b>	Prior Sale Date:	<b>08/30/2005</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,118,000</b>	Prior Sale Price:	<b>\$600,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>TAR &amp; GRAVEL</b>
Document #:	<b>93293</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:		Lot Area:	<b>6,126</b>		
Total Value:	<b>\$877,415</b>	# of Stories:	<b>1</b>		
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #: **12** Distance From Subject: **10.20 (miles)**

Address: **8846 ALONDRA BLVD, BELLFLOWER, CA 90706-4302**

Owner Name: **QUALITY CARE IPA**

Seller Name: **TERRA FIRMA CALIFORNIA LLC**

APN:	<b>7107-020-011</b>	Map Reference:	<b>66-A3 /</b>	Building Area:	<b>1,447</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5543.01</b>	Total Rooms/Offices:	
Subdivision:	<b>6419</b>	Zoning:	<b>BFCG*</b>	Total Restrooms:	
Rec Date:	<b>10/02/2023</b>	Prior Rec Date:	<b>12/11/2018</b>	Yr Built/Eff:	<b>1929 / 1970</b>
Sale Date:	<b>09/28/2023</b>	Prior Sale Date:	<b>10/30/2018</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$510,000</b>	Prior Sale Price:	<b>\$800,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>664326</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:		Lot Area:	<b>5,379</b>		
Total Value:	<b>\$885,360</b>	# of Stories:	<b>1</b>		

Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **12.45 (miles)**  
 Address: **2112 W MAGNOLIA BLVD, BURBANK, CA 91506-1732**  
 Owner Name: **LIN SCOTT/LIN LILY**  
 Seller Name: **PROP HOBBIES LLC**  
 APN: **2447-007-005** Map Reference: **24-C1 /** Building Area: **1,500**  
 County: **LOS ANGELES, CA** Census Tract: **3108.00** Total Rooms/Offices:  
 Subdivision: **6566** Zoning: **BUC3YY** Total Restrooms: **2**  
 Rec Date: **01/31/2024** Prior Rec Date: **02/27/2015** Yr Built/Eff: **1946 / 1946**  
 Sale Date: **01/12/2024** Prior Sale Date: **02/20/2015** Air Cond: **NONE**  
 Sale Price: **\$1,000,000** Prior Sale Price: **\$575,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **68445** Acres: **0.06**  
 1st Mtg Amt: **\$700,000** Lot Area: **2,501**  
 Total Value: **\$664,221** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **13.30 (miles)**  
 Address: **5739 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2107**  
 Owner Name: **GREAT GRAPE HOLDINGS**  
 Seller Name: **DISCOVER INC**  
 APN: **2415-024-021** Map Reference: **16-F6 /** Building Area: **1,320**  
 County: **LOS ANGELES, CA** Census Tract: **1243.00** Total Rooms/Offices:  
 Subdivision: **9651** Zoning: **LACR** Total Restrooms:  
 Rec Date: **01/24/2024** Prior Rec Date: **03/03/2023** Yr Built/Eff: **1950 / 1980**  
 Sale Date: **11/16/2023** Prior Sale Date: **02/16/2023** Air Cond:  
 Sale Price: **\$820,000** Prior Sale Price: **\$900,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **ROLL COMPOSITION**  
 Document #: **52002** Acres: **0.06**  
 1st Mtg Amt: **\$696,886** Lot Area: **2,621**  
 Total Value: **\$546,599** # of Stories: **1**  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **13.96 (miles)**  
 Address: **1771 E WASHINGTON BLVD, PASADENA, CA 91104-2754**  
 Owner Name: **XI VICTOR**  
 Seller Name: **OR TZU P L LIVING TRUST**  
 APN: **5851-023-015** Map Reference: **27-D1 /** Building Area: **1,600**  
 County: **LOS ANGELES, CA** Census Tract: **4613.00** Total Rooms/Offices:  
 Subdivision: **5300** Zoning: **PSC-** Total Restrooms:  
 Rec Date: **11/15/2023** Prior Rec Date: **10/01/1980** Yr Built/Eff: **1926 / 1930**  
 Sale Date: **10/27/2023** Prior Sale Date: Air Cond: **NONE**  
 Sale Price: **\$792,000** Prior Sale Price: **\$74,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **787388** Acres: **0.06**  
 1st Mtg Amt: Lot Area: **2,750**  
 Total Value: **\$154,804** # of Stories:  
 Land Use: **STORE BUILDING** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **14.84 (miles)**  
 Address: **3968 PACIFIC COAST HWY, TORRANCE, CA 90505-5710**  
 Owner Name: **VINAYAK HOSPITALITY INC**  
 Seller Name: **PCH 3968 LLC**  
 APN: **7534-006-023** Map Reference: **73-A1 /** Building Area: **1,350**

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6513.02</b>	Total Rooms/Offices:	
Subdivision:	<b>MEADOW PARK TR</b>	Zoning:	<b>TOCC-GEN</b>	Total Restrooms:	
Rec Date:	<b>04/01/2024</b>	Prior Rec Date:	<b>06/02/2022</b>	Yr Built/Eff:	<b>1954 / 1954</b>
Sale Date:	<b>03/22/2024</b>	Prior Sale Date:	<b>03/24/2022</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$1,075,000</b>	Prior Sale Price:	<b>\$950,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>207504</b>	Acres:	<b>0.18</b>		
1st Mtg Amt:		Lot Area:	<b>7,863</b>		
Total Value:	<b>\$969,000</b>	# of Stories:			
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>17</b>	Distance From Subject:	<b>19.32 (miles)</b>
Address:	<b>811 E WEST COVINA PKWY, WEST COVINA, CA 91790-3061</b>		
Owner Name:	<b>SALAMA SAHAR</b>		
Seller Name:	<b>MICKS PROPERTIES LLC</b>		
APN:	<b>8474-009-005</b>	Map Reference:	<b>92-B1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4067.02</b>
Subdivision:	<b>E J BALDWINS</b>	Zoning:	<b>WCCR*</b>
Rec Date:	<b>02/20/2024</b>	Prior Rec Date:	
Sale Date:	<b>01/29/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$710,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>108097</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$450,000</b>	Lot Area:	<b>5,976</b>
Total Value:	<b>\$260,679</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>18</b>	Distance From Subject:	<b>22.65 (miles)</b>
Address:	<b>16138 SAN FERNANDO MISSION BLVD, GRANADA HILLS, CA 91344-3899</b>		
Owner Name:	<b>WARRING AJAYPAL SWARRING NAVDEEP K</b>		
Seller Name:	<b>SINGH K &amp; H F/TR</b>		
APN:	<b>2667-001-017</b>	Map Reference:	<b>8-A1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1093.00</b>
Subdivision:	<b>PARCEL MAP LA 5540</b>	Zoning:	<b>LAC1</b>
Rec Date:	<b>02/16/2024</b>	Prior Rec Date:	<b>10/02/2006</b>
Sale Date:	<b>12/05/2023</b>	Prior Sale Date:	<b>09/18/2006</b>
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	<b>\$1,375,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>104768</b>	Acres:	<b>0.39</b>
1st Mtg Amt:	<b>\$1,880,000</b>	Lot Area:	<b>16,990</b>
Total Value:	<b>\$1,720,870</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>19</b>	Distance From Subject:	<b>24.15 (miles)</b>
Address:	<b>208 N GLENDORA AVE, GLENDORA, CA 91741-2617</b>		
Owner Name:	<b>GLENLEY INC</b>		
Seller Name:	<b>WOODS FAMILY TRUST</b>		
APN:	<b>8638-006-010</b>	Map Reference:	<b>87-B5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4010.02</b>
Subdivision:	<b>GLENDORA</b>	Zoning:	<b>GDCCAP</b>
Rec Date:	<b>12/21/2023</b>	Prior Rec Date:	
Sale Date:	<b>09/14/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$600,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>898448</b>	Acres:	<b>0.05</b>
1st Mtg Amt:	<b>\$408,000</b>	Lot Area:	<b>1,991</b>
Total Value:	<b>\$27,273</b>	# of Stories:	
Land Use:	<b>STORE BUILDING</b>	Park Area/Cap#:	<b>/</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **DANIEL GONZALEZ**  
JOB ADDRESS: **1177 EAST VERNON AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5115-034-026**

**Date: February 7, 2025**

**CASE NO.: 966090**  
**ORDER NO.: A-5775251**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 11, 2022**  
COMPLIANCE EXPECTED DATE: **September 10, 2022**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5775251



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

SUBSTANDARD ORDER AND NOTICE OF FEE

VILLANUEVA, ARTURO  
1177 E VERNON AVE  
LOS ANGELES, CA 90011

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

JUL 29 2022

CASE #: 966090  
ORDER #: A-5775251  
EFFECTIVE DATE: August 11, 2022  
COMPLIANCE DATE: September 10, 2022

OWNER OF  
SITE ADDRESS: 1177 E VERNON AVE  
ASSESSORS PARCEL NO.: 5115-034-026  
ZONE: C2; Commercial Zone

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

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. Unapproved occupancy or use of the Doctors office building and its parking lot as a hardware store.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the Doctors office building and its parking lot as a hardware store.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the building and the entire property

**2. The approximate 150' x 50' irregular construction of a Metal Structured enclosed patio cover/carport**

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  
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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), AND 2) restore the existing approved/permitted structure to its original condition if it was altered in any way, 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.

Location: Parking lot and Driveway

**3. The building or premises is Substandard due to hazardous electrical wiring.**

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the building and the entire property

Comments: Electrical lighting and electrical plug outlets were installed throughout the enclosed patio cover.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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 \$669.00 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.

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)

### 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.

### NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

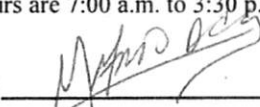
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)978-4497.

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

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

Date: July 28, 2022

  
MARIO CUEVAS  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4497

Mario.Cuevas@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.



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