

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

April 11, 2024

Council District: # 8

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

JOB ADDRESS: 128 EAST 108TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6073-001-010
Re: Invoice #784900-2, 808612-1

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: **128 East 108th Street, 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 May 31, 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>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1650.00
Code Violation Investigation fee	336.00
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
System Development Surcharge	20.16
Title Report fee	30.00
Grand Total	\$ 3,586.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,586.56** 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 **\$3,586.56** 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 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. T17063

Dated as of: 06/29/2022

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6073-001-010

Property Address: 128 E 108TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARVIN HUGHES

Grantor : MARVIN HUGHES

Deed Date : 01/23/2007

Recorded : 02/02/2007

Instr No. : 07-0231844

MAILING ADDRESS: MARVIN HUGHES
128 E 108TH ST, LOS ANGELES, CA 90061

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 24 Tract No: 4449 Brief Description: TRACT NO 4449 E 40 FT OF LOT 24

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 09/21/2016

Document #: 16-1149070

Loan Amount: \$544,185

Lender Name: WELLS FARGO BANK

Borrowers Name: MARVIN HUGHES

MAILING ADDRESS: WELLS FARGO BANK
PO BOX 1629 EAGAN, MN 55121

This page is part of your document - DO NOT DISCARD



20070231844

Pages
001



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

Fees
Taxes \$7.00
Other \$0.00
Paid \$0.00
\$7.00

02/02/07 AT 08:00AM

TitleCompany

TITLE(S) : DEED



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Lenders Choice Title Company
AND WHEN RECORDED MAIL TO

02/02/07



20070231844

Name MARVIN HUGHES
Street Address 128 E. 108TH STREET
City, State Zip LOS ANGELES, CA 90061

Order No 61-00720326

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
City of LOS ANGELES
Conveyance Tax is \$N/A
Parcel No 6073-001-010

Documentary Transfer Tax is SR&T 11911
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale

Declarant or Agent Deferring Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARVIN HUGHES, WHO ACQUIRED TITLE BY COURT ORDER RECORDED 1/17/07
hereby GRANT(s) to
MARVIN HUGHES, A WIDOWER
the following real property in the city of LOS ANGELES
county of LOS ANGELES, state of CALIFORNIA

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.

THE EAST 40 FEET OF LOT 24, OF TRACT NO 4449, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
APN 6073-001-010

X "Marvin Hughes, being unable to write, made (his/her) mark in my presence and I signed (his/her) name at (his/her) request and in (his/her) presence."

Dated January 23, 2007

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On January 23, 2007 before me,
Erin McDonald.

a Notary Public in and for said County and State, personally appeared
MARVIN HUGHES

(His Mark) X
Marvin Hughes
} ss MARVIN HUGHES
Charles Turner, Witness
Rayborn Lumbra, witness

Personally I, Erin McDonald (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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

ERIN MC DONALD
COMM # 1524051
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Nov. 1, 2008
(This is a Notary Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

This page is part of your document - DO NOT DISCARD



20161149070



Pages:
0002

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

09/21/16 AT 04:07PM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201609210210046

00012639261



007805240

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-20160915203009

Recording Requested By:
WELLS FARGO BANK, N.A.

When Recorded Return To:

ASSIGNMENT TEAM
WELLS FARGO BANK, N.A.
MAC: N9289-016
PO BOX 1629
EAGAN, MN 55121-4400



CORPORATE ASSIGNMENT OF DEED OF TRUST

Los Angeles, California
"HUGHES"
Agency Case #: 1973616095

PREPARED BY: WELLS FARGO BANK, N.A.

For Value Received, WELLS FARGO BANK, N.A. hereby grants, assigns and transfers to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT at 451 7TH STREET S.W., WASHINGTON, DC 20410 all its interest under that certain Deed of Trust dated 01/25/2007, in the amount of \$544,185.00, executed by MARVIN HUGHES, A WIDOWER to WELLS FARGO BANK, N.A. and Recorded: 02/02/2007 as Instrument No.: 20070231845 in the County of Los Angeles, State of California.

In witness whereof this instrument is executed.

WELLS FARGO BANK, N.A.
On 9-14-16



Scott Gerald Heurkins

Vice President Loan Documentation

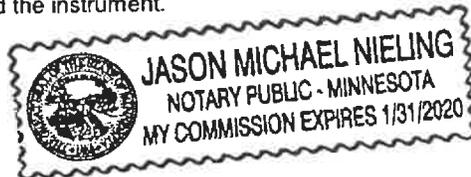
STATE OF Minnesota
COUNTY OF Dakota

On SEP 14 2016, before me, Jason Michael Nieling, a Notary Public in the State of Minnesota, personally appeared Scott Gerald Heurkins, Vice President Loan Documentation, 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, and that by his/her/their signature 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,



Jason Michael Nieling
Notary Expires: 1/31/2020



(This area for notarial seal)

Property Detail Report

For Property Located At :

128 E 108TH ST, LOS ANGELES, CA 90061-2502**Owner Information**

Owner Name: **HUGHES MARVIN**
 Mailing Address: **128 E 108TH ST, LOS ANGELES CA 90061-2502 C031**
 Vesting Codes: **WR / /**

Location Information

Legal Description: **TRACT NO 4449 E 40 FT OF LOT 24**
 County: **LOS ANGELES, CA** APN: **6073-001-010**
 Census Tract / Block: **2411.10 / 1** Alternate APN:
 Township-Range-Sect: **48-44** Subdivision: **4449**
 Legal Book/Page: **48-44** Map Reference: **58-B4 /**
 Legal Lot: **24** Tract #: **4449**
 Legal Block: **24** School District: **LOS ANGELES**
 Market Area: **C37** School District Name: **LOS ANGELES**
 Neighbor Code: **C37** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **02/02/2007 / 01/23/2007** Deed Type: **GRANT DEED**
 Sale Price: **231844** 1st Mtg Document #: **231845**
 Document #: **231844**

Last Market Sale Information

Recording/Sale Date: **08/09/1973 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$15,500** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **DEED (REG)** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **DEED (REG)** Price Per SqFt: **\$17.30**
 New Construction: **DEED (REG)** Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **11/09/1972 /** Prior Lender:
 Prior Sale Price: **\$18,500** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **DEED (REG)** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area: **896** Parking Type: **CENTRAL** Construction:
 Living Area: **896** Garage Area: **CENTRAL** Heat Type:
 Tot Adj Area: **896** Garage Capacity: **CENTRAL** Exterior wall:
 Above Grade: **896** Parking Spaces: **CENTRAL** Porch Type:
 Total Rooms: **896** Basement Area: **CENTRAL** Patio Type:
 Bedrooms: **3** Finish Bsmnt Area: **CENTRAL** Pool:
 Bath(F/H): **1 /** Basement Type: **CENTRAL** Air Cond:
 Year Built / Eff: **1928 / 1933** Roof Type: **CENTRAL** Style:
 Fireplace: **/** Foundation: **CENTRAL** Quality:
 # of Stories: **1** Roof Material: **CENTRAL** Condition:
 Other Improvements: **Building Permit**

Site Information

Zoning: **LAR2** Acres: **0.13** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **5,647** Lot Width/Depth: **40 x 141** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: **CORNER** Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value:	\$23,266	Assessed Year:	2021	Property Tax:	\$715.45
Land Value:	\$12,428	Improved %:	47%	Tax Area:	461
Improvement Value:	\$10,838	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$23,266				

Comparable Sales Report

For Property Located At

**128 E 108TH ST, LOS ANGELES, CA 90061-2502**

7 Comparable(s) Selected.

Report Date: 07/13/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$15,500	\$235,000	\$1,300,000	\$680,000
Bldg/Living Area	896	824	1,016	947
Price/Sqft	\$17.30	\$261.69	\$1,463.96	\$716.07
Year Built	1928	1923	1971	1933
Lot Area	5,647	4,187	5,403	4,984
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$23,266	\$19,409	\$426,000	\$177,359
Distance From Subject	0.00	0.19	0.41	0.32

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.19 (miles)
Address:	152 E 110TH ST, LOS ANGELES, CA 90061-2518				
Owner Name:	KERR OSBORNE A/SLUSHER STEPHANIE N				
Seller Name:	SLATER CLARENCE J TRUST				
APN:	6073-016-003	Map Reference:	58-B4 /	Living Area:	1,000
County:	LOS ANGELES, CA	Census Tract:	2411.10	Total Rooms:	
Subdivision:	4449	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/28/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	06/03/2022	Prior Sale Date:		Yr Built/Eff:	1924 / 1934
Sale Price:	\$450,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	672559	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$400,500	Lot Area:	5,325	Pool:	
Total Value:	\$28,987	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	2			Distance From Subject:	0.23 (miles)
Address:	151 E 105TH ST, LOS ANGELES, CA 90003-4726				
Owner Name:	YUPE MARIA A				
Seller Name:	YUPE ALVARO				
APN:	6063-017-029	Map Reference:	58-B4 /	Living Area:	898
County:	LOS ANGELES, CA	Census Tract:	2411.10	Total Rooms:	5
Subdivision:	5745	Zoning:	LAR2	Bedrooms:	2
Rec Date:	01/24/2022	Prior Rec Date:	01/27/2010	Bath(F/H):	1 /
Sale Date:	11/30/2021	Prior Sale Date:	11/10/2009	Yr Built/Eff:	1923 / 1923
Sale Price:	\$235,000	Prior Sale Price:	\$135,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	87777	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$223,250	Lot Area:	5,401	Pool:	

Total Value:	\$160,978	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	CARPOR

Comp #:3					Distance From Subject:0.29 (miles)
Address:	210 W 105TH ST, LOS ANGELES, CA 90003-4521				
Owner Name:	CLEGG JODY LIVING TRUST				
Seller Name:	OCEAN DEV INC				
APN:	6074-006-003	Map Reference:	58-B4 /	Living Area:	1,016
County:	LOS ANGELES, CA	Census Tract:	2411.20	Total Rooms:	
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	3
Rec Date:	02/22/2022	Prior Rec Date:	07/06/2021	Bath(F/H):	1 /
Sale Date:	01/13/2022	Prior Sale Date:	06/22/2021	Yr Built/Eff:	1947 / 1947
Sale Price:	\$1,235,000	Prior Sale Price:	\$425,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	203928	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$922,500	Lot Area:	5,403	Pool:	
Total Value:	\$29,842	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4					Distance From Subject:0.31 (miles)
Address:	344 E 106TH ST, LOS ANGELES, CA 90003-4915				
Owner Name:	TRUJILLO ESTEBAN				
Seller Name:	DUONG KIM P				
APN:	6063-027-015	Map Reference:	58-B4 /	Living Area:	1,000
County:	LOS ANGELES, CA	Census Tract:	2408.00	Total Rooms:	
Subdivision:	5745	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/01/2022	Prior Rec Date:	01/07/2013	Bath(F/H):	1 /
Sale Date:	05/17/2022	Prior Sale Date:	11/29/2012	Yr Built/Eff:	1971 / 1971
Sale Price:	\$640,000	Prior Sale Price:	\$205,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	686916	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$628,408	Lot Area:	5,200	Pool:	
Total Value:	\$233,210	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5					Distance From Subject:0.40 (miles)
Address:	343 E 104TH ST, LOS ANGELES, CA 90003-4907				
Owner Name:	YOUNG MORRIS/YOUNG MONICA T				
Seller Name:	OCEAN DEV INC				
APN:	6063-014-027	Map Reference:	58-B3 /	Living Area:	888
County:	LOS ANGELES, CA	Census Tract:	2406.00	Total Rooms:	5
Subdivision:	6401	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/01/2022	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/26/2022	Prior Sale Date:		Yr Built/Eff:	1923 / 1923
Sale Price:	\$1,300,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	585070	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$96,950	Lot Area:	5,182	Pool:	
Total Value:	\$19,409	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	GARAGE

Comp #:6					Distance From Subject:0.40 (miles)
Address:	134 W 102ND ST, LOS ANGELES, CA 90003-4606				
Owner Name:	BETANCOURT JESUS R/RIVERA MIRNA S				

Seller Name:	SANCHEZ FERMIN JR	Map Reference:	58-B3 /	Living Area:	1,004
APN:	6053-027-017	Census Tract:	2405.00	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAR2	Bedrooms:	3
Subdivision:	3064	Prior Rec Date:	05/21/2015	Bath(F/H):	2 /
Rec Date:	12/03/2021	Prior Sale Date:	05/18/2015	Yr Built/Eff:	1924 / 1970
Sale Date:	11/19/2021	Prior Sale Price:	\$309,000	Air Cond:	
Sale Price:	\$510,000	Prior Sale Type:	UNKNOWN	Style:	
Sale Type:	FULL	Acres:	0.10	Fireplace:	/
Document #:	1797078	Lot Area:	4,187	Pool:	
1st Mtg Amt:	\$500,762	# of Stories:	1	Roof Mat:	
Total Value:	\$343,084	Park Area/Cap#:	/	Parking:	
Land Use:	SFR				

Comp #:	7	Distance From Subject:	0.41 (miles)
Address:	152 W 102ND ST, LOS ANGELES, CA 90003-4606		
Owner Name:	CREST CAPITAL LLC		
Seller Name:	SINGLETON MARCELLA		
APN:	6053-027-021	Map Reference:	58-B3 /
County:	LOS ANGELES, CA	Census Tract:	2405.00
Subdivision:	3064	Zoning:	LAR2
Rec Date:	12/30/2021	Prior Rec Date:	11/01/2005
Sale Date:	12/22/2021	Prior Sale Date:	09/22/2005
Sale Price:	\$390,000	Prior Sale Price:	\$350,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1931154	Acres:	0.10
1st Mtg Amt:		Lot Area:	4,188
Total Value:	\$426,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	824
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1925 / 1926
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **KIM DOEPPING**
JOB ADDRESS: **128 EAST 108TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6073-001-010**

Date: **April 11, 2024**

CASE NO.: **861006**
ORDER NO.: **A-5023990**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 31, 2019**
COMPLIANCE EXPECTED DATE: **June 30, 2019**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5023990

1050821201982731

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATELOS
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

**HUGHES, MARVIN
128 E 108TH ST
LOS ANGELES, CA 90061**

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

**CASE #: 861006
ORDER #: A-5023990
EFFECTIVE DATE: May 31, 2019
COMPLIANCE DATE: June 30, 2019**

MAY 22 2019

OWNER OF

SITE ADDRESS: 128 E 108TH ST

ASSESSORS PARCEL NO.: 6073-001-010

ZONE: R2; Two Family Zone

To the address as shown on the
last equalized assessment roll.
Initiated 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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: FRONT YARD

2. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: FRONT YARD

3. Parking in the required front yard in a residential zone.

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

You are therefore ordered to: Discontinue the parking of vehicles in the required front yard of the R2 zone.

Code Section(s) in Violation: 12.21A.1(a), 12.21A.6(a), and 12.21C.1(g) of the L.A.M.C.

Location: FRONT YARD

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.L.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)978-4508.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: May 15, 2019

KIM DOEPPING
1968 W ADAMS BLVD, SUITE G-16
LOS ANGELES, CA 90018
(213)978-4508
Kim.Doeping@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

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