

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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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

November 21, 2016

Council District: # 9

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

JOB ADDRESS: **164 EAST FLORENCE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6022-001-001**

On December 02, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **164 East Florence Avenue, Los Angeles, California**, (the "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.

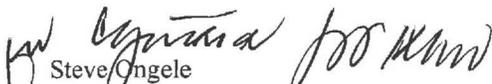
In addition, on August 11, 2016, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance and annual inspection fees as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement Fee	660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	138.32
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>2,974.74</u>

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 **\$2,974.74** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,974.74** on the referenced property. 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


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13736
Dated as of: 08/31/2016

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6022-001-001

Property Address: 164 E FLORENCE AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : FRANCES LETRICE HAYES

Grantor : MARY HAYES SAVAGE

Deed Date : 10/13/2009

Recorded : 10/19/2009

Instr No. : 09-1580049

MAILING ADDRESS: FRANCES LETRICE HAYES
164 E FLORENCE AVE LOS ANGELES CA 90003

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Tract No: 4219 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER: 26/26817 TR#:4219 TRACT NO 4219 LOT 1 IMP1=IND,608SF,YB:1953,1STY; IMP2=IND,1000SF,YB:1956,1STY.City/Muni/Twp: REGION/CLUSTER: 26/26817

MORTGAGES/LIENS

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

RECORDED REQUESTED BY

WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Frances L. Hayes
Street Address 2000 S. Marguerita Ave
City Alhambra, CA 91803
State, Zip
Title Order No.

Escrow No

APN: 6022-001-001



QUITCLAIM DEED

"This is a bonafide gift and the grantor received nothing

THE UNDERSIGNED GRANTOR(s) DECLARE(s) in return, R & T 11930"
DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$

Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at the time of sale.

Unincorporated area: City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARY HAYES SAVAGE

hereby remise, release and forever quitclaim to FRANCES LETRICE HAYES, a single woman the following described real property in the County of Los Angeles, State of California:

Lot 1 of Tract No. 4219, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 48 Pages 5 and 6 of Maps, in the office of the county recorder of said county.

Dated October 13, 2009

Mary Hayes Savage
Mary Hayes Savage

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES SS.

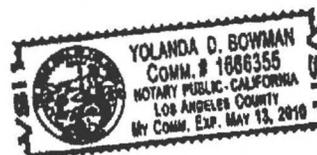
On October 13, 2009 before me, YOLANDA D. BOWMAN a Notary Public, personally appeared MARY HAYES SAVAGE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 Yolanda D. Bowman

NOTARY SEAL



MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

EXHIBIT B

ASSIGNED INSPECTOR: **ULRIC CARPENTER**

Date: **November 21, 2016**

JOB ADDRESS: **164 EAST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6022-001-001**

Last Full Title: **08/31/2016**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). **FRANCES LETRICE HAYES**
164 E FLORENCE AVE
LOS ANGELES, CA 90003

CAPACITY: **OWNER**

Property Detail Report

For Property Located At :
164 E FLORENCE AVE, LOS ANGELES, CA 90003-2118

 CoreLogic
 RealQuest Professional

Bldg Card: 000 of 002

Owner Information

Owner Name: **HAYES FRANCES L**
 Mailing Address: **164 E FLORENCE AVE, LOS ANGELES CA 90003-2118 C067**
 Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT NO 4219 LOT 1	APN:	6022-001-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2396.01 / 1	Subdivision:	4219
Township-Range-Sect:		Map Reference:	52-B5 /
Legal Book/Page:	48-5	Tract #:	4219
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/19/2009 / 10/13/2009	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1580049		

Last Market Sale Information

Recording/Sale Date:	06/26/1998 / 06/02/1998	1st Mtg Amount/Type:	\$110,000 / CONV
Sale Price:	\$130,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	1083276
Document #:	1083275	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$80.85
New Construction:		Multi/Split Sale:	
Title Company:	NORTH AMERICAN TITLE		
Lender:	LENDER SELLER		
Seller Name:	SUTTON ROBERT L		

Prior Sale Information

Prior Rec/Sale Date:	06/28/1979 /	Prior Lender:	
Prior Sale Price:	\$26,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Year Built / Eff:	1956 /	Total Rooms/Offices:		Garage Area:	
Gross Area:	1,608	Total Restrooms:		Garage Capacity:	
Building Area:	1,608	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.17	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	7,383	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$228,981	Assessed Year:	2016	Property Tax:	\$3,060.34
Land Value:	\$207,175	Improved %:	10%	Tax Area:	6659
Improvement Value:	\$21,806	Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$228,981				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

164 E FLORENCE AVE, LOS ANGELES, CA 90003-2118

6 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 6

	Subject Property	Low	High	Average
Sale Price	\$130,000	\$225,000	\$2,850,000	\$897,500
Bldg/Living Area	1,608	1,440	1,800	1,615
Price/Sqft	\$80.85	\$150.00	\$1,583.33	\$527.51
Year Built	1956	1920	2007	1959
Lot Area	7,383	2,537	18,463	8,820
Bedrooms	0	1	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$228,981	\$47,171	\$667,517	\$255,940
Distance From Subject	0.00	6.40	23.32	13.37

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		164 E FLORENCE AVE	\$130,000	1956			06/26/1998	1,608	7,383	0.0
Comparables										
<input checked="" type="checkbox"/>	1	5273 E WASHINGTON BLVD	\$225,000	1953			04/19/2016	1,500	2,537	6.4
<input checked="" type="checkbox"/>	2	4760 YORK BLVD	\$445,000	1920	1	1	03/21/2016	1,672	6,848	10.77
<input checked="" type="checkbox"/>	3	1347 W 228TH ST	\$825,000	1947	2	1	03/16/2016	1,782	7,200	10.84
<input checked="" type="checkbox"/>	4	910 E G ST	\$2,850,000	1960			10/31/2016	1,800	18,463	13.56
<input checked="" type="checkbox"/>	5	186 N OAK AVE	\$730,000	1972			09/21/2016	1,498	7,638	15.32
<input checked="" type="checkbox"/>	6	705 W 9TH ST	\$310,000	2007			04/27/2016	1,440	10,234	23.32

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

164 E FLORENCE AVE, LOS ANGELES, CA 90003-2118**6 Comparable(s) Selected.**

Report Date: 11/17/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$130,000	\$225,000	\$2,850,000	\$897,500
Bldg/Living Area	1,608	1,440	1,800	1,615
Price/Sqft	\$80.85	\$150.00	\$1,583.33	\$527.51
Year Built	1956	1920	2007	1959
Lot Area	7,383	2,537	18,463	8,820
Bedrooms	0	1	2	2
Bathrooms/Restrooms	0	1	1	1
Stories	0.00	1.00	1.00	1.00
Total Value	\$228,981	\$47,171	\$667,517	\$255,940
Distance From Subject	0.00	6.40	23.32	13.37

* = user supplied for search only

Comp #: **1** Distance From Subject: **6.4 (miles)**
 Address: **5273 E WASHINGTON BLVD, COMMERCE, CA 90040**
 Owner Name: **DISKIN EDWARD E 1996 TRUST**
 Seller Name: **SCHUBER J R & J E TRUST**
 APN: **6335-008-015** Map Reference: **53-E2 /** Building Area: **1,500**
 County: **LOS ANGELES, CA** Census Tract: **5323.03** Total Rooms/Offices:
 Subdivision: **9256** Zoning: **CMM1*** Total Restrooms:
 Rec Date: **04/19/2016** Prior Rec Date: **06/12/1997** Yr Built/Eff: **1953 / 1953**
 Sale Date: **03/23/2016** Prior Sale Date:
 Sale Price: **\$225,000** Prior Sale Price: **\$70,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Pool:
 Document #: **441247** Acres: **0.06** Roof Mat:
 1st Mtg Amt: Lot Area: **2,537**
 Total Value: **\$96,289** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **10.77 (miles)**
 Address: **4760 YORK BLVD, LOS ANGELES, CA 90042-1649**
 Owner Name: **HOOVER SUNSET APARTMENTS LLC**
 Seller Name: **SOHN YI T**
 APN: **5477-003-036** Map Reference: **26-A6 /** Building Area: **1,672**
 County: **LOS ANGELES, CA** Census Tract: **1834.01** Total Rooms/Offices: **4**
 Subdivision: **3585** Zoning: **LAC4** Total Restrooms: **1.00**
 Rec Date: **03/21/2016** Prior Rec Date: **04/07/1980** Yr Built/Eff: **1920 /**
 Sale Date: **03/04/2016** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$445,000** Prior Sale Price: **\$38,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **COMPOSITION SHINGLE**
 Document #: **305191** Acres: **0.16**
 1st Mtg Amt: Lot Area: **6,848**
 Total Value: **\$123,174** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **10.84 (miles)**
 Address: **1347 W 228TH ST, TORRANCE, CA 90501-5029**
 Owner Name: **ALEX SIMICH INC/KAPILOW ALAN W**
 Seller Name: **WINNER ISAIAH B TRUST**
 APN: **7347-013-024** Map Reference: **68-E6 /** Building Area: **1,782**
 County: **LOS ANGELES, CA** Census Tract: **2932.02** Total Rooms/Offices:
 Subdivision: **4529** Zoning: **LACM** Total Restrooms: **1.00**
 Rec Date: **03/16/2016** Prior Rec Date: **06/23/1986** Yr Built/Eff: **1947 /**
 Sale Date: **03/08/2016** Prior Sale Date: Air Cond: **YES**
 Sale Price: **\$825,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **287496** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,200**
 Total Value: **\$47,171** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **13.56 (miles)**
 Address: **910 E G ST, WILMINGTON, CA 90744-6147**
 Owner Name: **SORENSEN YVONNE**
 Seller Name: **WOLFENDEN ROBERT & J TRUST**
 APN: **7424-019-043** Map Reference: **74-D4 /** Building Area: **1,800**
 County: **LOS ANGELES, CA** Census Tract: **2947.01** Total Rooms/Offices:
 Subdivision: **3374** Zoning: **LAM2** Total Restrooms:
 Rec Date: **10/31/2016** Prior Rec Date: **05/10/1991** Yr Built/Eff: **1960 / 1960**
 Sale Date: **10/18/2016** Prior Sale Date: **05/1991** Air Cond:
 Sale Price: **\$2,850,000** Prior Sale Price: **\$144,009** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1344513** Acres: **0.42**
 1st Mtg Amt: Lot Area: **18,463**
 Total Value: **\$472,321** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #:	5	Distance From Subject: 15.32 (miles)	
Address:	186 N OAK AVE, PASADENA, CA 91107		
Owner Name:	OAK WALNUT PROPERTIES LLC		
Seller Name:	GOTTFELD ALFRED TRUST		
APN:	5746-012-039	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	4628.00
Subdivision:	MOUNTAIN VIEW TR	Zoning:	PSC-
Rec Date:	09/21/2016	Prior Rec Date:	
Sale Date:	09/13/2016	Prior Sale Date:	
Sale Price:	\$730,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1143713	Acres:	0.18
1st Mtg Amt:	\$634,800	Lot Area:	7,638
Total Value:	\$129,170	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

Comp #:	6	Distance From Subject: 23.32 (miles)	
Address:	705 W 9TH ST, AZUSA, CA 91702		
Owner Name:	MORITZ DOUGLAS M TRUST		
Seller Name:	MORITZ TRUST 1		
APN:	8605-014-008	Map Reference:	86-C5 /
County:	LOS ANGELES, CA	Census Tract:	4006.02
Subdivision:	3231	Zoning:	AZM1*
Rec Date:	04/27/2016	Prior Rec Date:	05/16/2007
Sale Date:	02/23/2016	Prior Sale Date:	03/29/2007
Sale Price:	\$310,000	Prior Sale Price:	\$400,000
Sale Type:		Prior Sale Type:	FULL
Document #:	476980	Acres:	0.23
1st Mtg Amt:		Lot Area:	10,234
Total Value:	\$667,517	# of Stories:	
Land Use:	LIGHT INDUSTRIAL	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: **ULRIC CARPENTER**
JOB ADDRESS: **164 EAST FLORENCE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6022-001-001**

Date: **November 21, 2016**

CASE#: **75299**
ORDER NO: **A-3658751**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 27, 2014**
COMPLIANCE EXPECTED DATE: **December 02, 2014**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3658751

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

ORDER TO COMPLY

HAYES, FRANCES L
164 E FLORENCE AVE
LOS ANGELES, CA 90003

CASE #: 75299

ORDER #: A-3658751

EFFECTIVE DATE: November 27, 2014

COMPLIANCE DATE: December 02, 2014

PROPERTY OWNER OF

SITE ADDRESS: 164 E FLORENCE AVE UNIT# B

ASSESSORS PARCEL NO.: 6022-001-001

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: H D CUSTOM CYCLES

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on August 29, 2014 and billed on invoice # 629082.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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 day from the Compliance Date, will result in imposition of the fee noted below.

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

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.

REVOCACTION OF CERTIFICATE OF OCCUPANCY and FINE WARNING :

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F. 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

REPEAT VIOLATIONS :

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

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If you have any questions or require any additional information please feel free to contact me at (213)252-3337.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:

Date: November 20, 2014


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REVIEWED BY

The undersigned hereby certifies that the information furnished herein is true and correct to the best of his knowledge.

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To the address on the back of this document
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Initialed by: 