

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

June 28, 2024

Council District: # 15

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

JOB ADDRESS: 1902 EAST 110TH STREET, LOS ANGELES, CA
AKA: 11000 SOUTH WILMINGTON AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6067-005-001
Re: Invoice #773203-6, 794522-1, 805428-1, 821102-4, 851292-5

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1902 East 110th Street, Los Angeles, CA (AKA: 11000 South Wilmington 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 LADBS'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 September 12, 2019, August 18, 2020, and October 19, 2021 pursuant to Section 98.0402(e) of the L.A.M.C. LADBS 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. LADBS imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 1,371.00
System Development Surcharge	82.26
Non-Compliance Code Enforcement fee	1,320.00
Late Charge/Collection fee (250%)	3,108.39
Accumulated Interest (1%/month)	120.43
Title Report fee	30.00
Grand Total	\$ 6,032.08

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 **\$6,032.08** 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 Council instruct LADBS to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$6,032.08** 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


Ana Mae Yutan

Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17243
Dated as of: 09/27/2022

Prepared for: City of Los Angeles

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

APN #: 6067-005-001

Property Address: 1902 E 110TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : PAULA D. CLEVELAND, AS TRUSTEE OF THE PAULA D. CLEVELAND 2005 TRUST

Grantor : PAULA D. CLEVELAND

Deed Date : 06/01/2006

Recorded : 08/14/2006

Instr No. : 06-1806066

***MAILING ADDRESS: PAULA D. CLEVELAND, AS TRUSTEE OF THE PAULA D.
CLEVELAND 2005 TRUST
2251 E 118TH ST, LOS ANGELES, CA 90059***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 1,2 Subdivision Name: WALTON TRACT Brief Description: WALTON TRACT LOTS 1 AND LOT 2

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

06 1806066

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

4:01 PM AUG 14 2006

TITLE(S) :

DEED



LEAD SHEET

FEE

FEE
\$7
ZZ

D.T.T

CODE
20

CODE
19

CODE
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

6067 - 005 - 001

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Paula D. Cleveland

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

06 1806066

Name: Paula D. Cleveland, Trustee
Address: 2251 East 118th Street
City Los Angeles, California 90059

Title Order No
Escrow No

TRUST TRANSFER DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) under penalty of perjury that the following is true and correct
THERE IS NO CONSIDERATION FOR THIS TRANSFER,
This is a Trust Transfer under § 62 of the Revenue and Taxation Code as a transfer to a revocable trust,
DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$ 0.00
☐ Unincorporated area ☒ City of Los Angeles, and

(Excluded from Reappraisal
Under Proposition 13, e,
California Constitution Article
13A § 1 et Seq.)

Paula D. Cleveland, a single woman

hereby GRANT(S) to

Paula D. Cleveland, as Trustee of the PAULA D. CLEVELAND 2005 TRUST, dated June 1, 2006

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

REAL PROPERTY COMMONLY KNOWN AS 11000 South Wilmington Avenue, Los Angeles, California 90059

LEGAL DESCRIPTION Lots 1 and 2 of Walton Tract, in the City of Los Angeles, as per map recorded in Book 6 page 194
of Maps, in the office of the County Recorder of Said County

A P N

Dated June 1, 2006


Paula D. Cleveland

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } SS

On JUNE 26, 2006 before me, the
MARIA L. FIELD
undersigned, a Notary Public in and for said State, personally
appeared PAULA D. CLEVELAND

~~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


NOTARY SIGNATURE

MARIA L. FIELD
NOTARY'S NAME (typed or legibly printed)

Notary Stamp or Seal



Mail Tax Statements as Directed Above
Form provided by Orange Coast Title Company

EXHIBIT B

ASSIGNED INSPECTOR: BYRON BRASHEARS
JOB ADDRESS: 1902 EAST 110TH STREET, LOS ANGELES, CA
AKA: 11000 SOUTH WILMINGTON AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6067-005-001

Date: June 28, 2024

Last Full Title: 09/27/2022

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) PAULA D. CLEVELAND
AS TRUSTEE OF THE PAULA D. CLEVELAND 2005 TRUST
2251 E. 118TH ST.
LOS ANGELES, CA 90059 CAPACITY: OWNER

Property Detail Report**For Property Located At :****11000 WILMINGTON AVE, LOS ANGELES, CA 90059-1242**

RealQuest

Bldg Card: 000 of 002

Owner Information

Owner Name: **CLEVELAND PAULA D**
 Mailing Address: **2251 E 118TH ST, LOS ANGELES CA 90059-2613 C023**
 Vesting Codes: **// TR**

Location Information

Legal Description: **WALTON TRACT LOTS 1 AND LOT 2**
 County: **LOS ANGELES, CA** APN: **6067-005-001**
 Census Tract / Block: **2431.00 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **WALTON**
 Legal Book/Page: Map Reference: **58-E4 /**
 Legal Lot: **2** Tract #: **LOS ANGELES**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C37** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **L.A. WATTS**

Owner Transfer Information

Recording/Sale Date: **08/14/2006 / 06/01/2006** Deed Type: **TRUSTEE'S DEED(TRANSFER)**
 Sale Price: 1st Mtg Document #:
 Document #: **1806066**

Last Market Sale Information

Recording/Sale Date: **10/06/1978 /** 1st Mtg Amount/Type: **/**
 Sale Price: **\$13,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1113042** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$16.03**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **06/30/1978 /** Prior Lender:
 Prior Sale Price: **\$17,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff: 1947 /	Total Rooms/Offices	Garage Area:
Gross Area: 811	Total Restrooms:	Garage Capacity:
Building Area: 811	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements: Building Permit	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAC2	Acres: 0.15	County Use: AUTO SVC SHOP (2600)
Lot Area: 6,501	Lot Width/Depth: x	State Use:
Land Use: AUTO REPAIR	Res/Comm Units: 1 /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value: \$52,873	Assessed Year: 2022	Property Tax: \$1,218.52
Land Value: \$16,616	Improved %: 69%	Tax Area: 6650
Improvement Value: \$36,257	Tax Year: 2021	Tax Exemption:
Total Taxable Value: \$52,873		

Comparable Sales Report

For Property Located At

**11000 WILMINGTON AVE, LOS ANGELES, CA 90059-1242****5 Comparable(s) Selected.**

Report Date: 10/06/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$13,000	\$455,000	\$3,475,000	\$1,796,000
Bldg/Living Area	811	720	920	796
Price/Sqft	\$16.03	\$583.33	\$3,777.17	\$2,217.96
Year Built	1947	1946	1958	1951
Lot Area	6,501	1,350	20,998	6,935
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$52,873	\$123,493	\$379,391	\$216,623
Distance From Subject	0.00	6.80	23.66	14.11

*= user supplied for search only

Comp #:	1	Distance From Subject: 6.80 (miles)			
Address:	4611 W IMPERIAL HWY, INGLEWOOD, CA 90304-2612				
Owner Name:	KAFIL JASON				
Seller Name:	CARBOYAN KOKO L & LILIAN				
APN:	4037-026-003	Map Reference:	56-F5 /	Building Area:	720
County:	LOS ANGELES, CA	Census Tract:	6021.03	Total Rooms/Offices:	
Subdivision:	957	Zoning:	HACM*	Total Restrooms:	
Rec Date:	05/04/2022	Prior Rec Date:	11/16/1994	Yr Built/Eff:	1954 / 1954
Sale Date:	04/21/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$2,310,000	Prior Sale Price:	\$100,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	484067	Acres:	0.11		
1st Mtg Amt:		Lot Area:	4,688		
Total Value:	\$158,248	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 10.00 (miles)			
Address:	1710 E MAURETANIA ST, WILMINGTON, CA 90744-2815				
Owner Name:	LOADS INC				
Seller Name:	RIVERA JOSE D				
APN:	7428-002-032	Map Reference:	74-E3 /	Building Area:	780
County:	LOS ANGELES, CA	Census Tract:	9800.14	Total Rooms/Offices:	
Subdivision:	5702	Zoning:	LAM3	Total Restrooms:	
Rec Date:	03/08/2022	Prior Rec Date:	06/17/2003	Yr Built/Eff:	/ 1929
Sale Date:	02/14/2022	Prior Sale Date:	06/02/2003	Air Cond:	
Sale Price:	\$455,000	Prior Sale Price:	\$180,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Roof Mat:	
Document #:	267909	Acres:	0.12		
1st Mtg Amt:		Lot Area:	5,015		
Total Value:	\$123,493	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 12.35 (miles)
Address:	8344 BEVERLY BLVD 48, LOS ANGELES, CA 90048-2632	
Owner Name:	BERESHIT INVESTMENTS LLC	
Seller Name:	YAMAKI INVESTMENT INC	

APN:	5511-010-023	Map Reference:	33-E6 /	Building Area:	920
County:	LOS ANGELES, CA	Census Tract:	2148.00	Total Rooms/Offices:	
Subdivision:	10389	Zoning:	LAC2	Total Restrooms:	
Rec Date:	01/28/2022	Prior Rec Date:	08/08/1989	Yr Built/Eff:	1946 /
Sale Date:	01/20/2022	Prior Sale Date:	08/1989	Air Cond:	NONE
Sale Price:	\$3,475,000	Prior Sale Price:	\$1,200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	114129	Acres:	0.03		
1st Mtg Amt:		Lot Area:	1,350		
Total Value:	\$229,483	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **4** Distance From Subject: **17.73 (miles)**
 Address: **5520 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2919**
 Owner Name: **LEWIS OWENS VENTURE ENTS LLC**
 Seller Name: **CHICKADEE NEST LLC**

APN:	2417-001-029	Map Reference:	23-F1 /	Building Area:	750
County:	LOS ANGELES, CA	Census Tract:	1253.10	Total Rooms/Offices:	
Subdivision:	9521	Zoning:	LAC2	Total Restrooms:	
Rec Date:	07/13/2022	Prior Rec Date:	09/04/2014	Yr Built/Eff:	1958 /
Sale Date:	06/22/2022	Prior Sale Date:	08/25/2014	Air Cond:	NONE
Sale Price:	\$1,440,000	Prior Sale Price:	\$1,037,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	TAR & GRAVEL
Document #:	719984	Acres:	0.06		
1st Mtg Amt:	\$738,000	Lot Area:	2,626		
Total Value:	\$379,391	# of Stories:	1		
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #: **5** Distance From Subject: **23.66 (miles)**
 Address: **12341 BRANFORD ST, SUN VALLEY, CA 91352-1012**
 Owner Name: **ALEXANDER ZATUCHNY LLC**
 Seller Name: **LEIB MICHAEL**

APN:	2537-015-044	Map Reference:	9-C4 /	Building Area:	812
County:	LOS ANGELES, CA	Census Tract:	1047.03	Total Rooms/Offices:	
Subdivision:	LOS ANGELES LAND & WATER COS	Zoning:	LAM2	Total Restrooms:	
Rec Date:	04/27/2022	Prior Rec Date:	02/01/2016	Yr Built/Eff:	1946 / 1946
Sale Date:	02/10/2022	Prior Sale Date:	01/25/2016	Air Cond:	
Sale Price:	\$1,300,000	Prior Sale Price:	\$350,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	456382	Acres:	0.48		
1st Mtg Amt:		Lot Area:	20,998		
Total Value:	\$192,500	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **1902 EAST 110TH STREET, LOS ANGELES, CA**
AKA: **11000 SOUTH WILMINGTON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6067-005-001**

Date: **June 28, 2024**

CASE NO.: **74497**
ORDER NO.: **A-4836799**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 16, 2018**
COMPLIANCE EXPECTED DATE: **October 21, 2018**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4836799

1061128201867413

**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

**PAULA D. CLEVELAND TRUST
11000 S WILMINGTON AVE
LOS ANGELES, CA 90059**

**CASE #: 74497
ORDER #: A-4836799
EFFECTIVE DATE: October 16, 2018
COMPLIANCE DATE: October 21, 2018**

BUSINESS OPERATOR OF

**SITE ADDRESS: 1902 E 110TH ST 1902-1904 E. 110TH ST
AKA: 11000 S WILMINGTON AVE**

ASSESSORS PARCEL NO.: 6067-005-001

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: PAULA D. CLEVELAND

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).

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 July 16, 2018 and billed on invoice # 759819.

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

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.



15

CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

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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. 15 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 Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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.

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.

1061128201867413

If you have any questions or require any additional information please feel free to contact me at (213)252-3030.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



BYRON BRASHEARS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3030
Byron.Brashears@lacity.org

Date: October 09, 2018


REVIEWED BY

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

OCT 10 2018

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



15

CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

Page 3 of 3

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**
JOB ADDRESS: **1902 EAST 110TH STREET, LOS ANGELES, CA**
AKA: **11000 SOUTH WILMINGTON AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6067-005-001**

Date: **June 28, 2024**

CASE NO.: **74497**
ORDER NO.: **A-5198887**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 9, 2019**
COMPLIANCE EXPECTED DATE: **December 14, 2019**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5198887

1050410202097842

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

DEC 04 2019

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

**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

PAULA D. CLEVELAND TRUST
11000 S WILMINGTON AVE
LOS ANGELES, CA 90059

CASE #: 74497

ORDER #: A-5198887

EFFECTIVE DATE: December 09, 2019

COMPLIANCE DATE: December 14, 2019

BUSINESS OPERATOR OF

SITE ADDRESS: 1902 E 110TH ST 1902-1904 E. 110TH ST
AKA: 11000 S WILMINGTON AVE

ASSESSORS PARCEL NO.: 6067-005-001

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: PAULA D. CLEVELAND

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).

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 September 12, 2019 and billed on invoice # 794522.

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

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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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.

REVOCATION 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 Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

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)252-3030.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday.

Inspector:



Date: November 25, 2019

BYRON BRASHEARS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3030
Byron.Brashears@lacity.org


REVIEWED BY

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