

CITY OF LOS ANGELES

CALIFORNIA

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

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JAVIER NUNEZ
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**DEPARTMENT OF
BUILDING AND SAFETY**
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

October 21, 2024

Council District: # 1

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

JOB ADDRESS: 1621 WEST VENICE BOULEVARD, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5056-002-019
Re: Invoice #776146-9

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: **1621 West Venice Boulevard, 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 October 31, 2018 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 Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	253.82
Title Report fee	30.00
Grand Total	\$ 2,593.82

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 **\$2,593.82** 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 **\$2,593.82** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16876
Dated as of: 09/14/2021

Prepared for: City of Los Angeles

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

APN #: 5056-002-019

Property Address: 1621 W VENICE BLVD **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : MARIA F. WEAVER

Grantor : MARIA F. WEAVER TRUSTEE OF THE MARIA F. WEAVER

Deed Date : 04/27/1995 **Recorded :** 05/01/1995

Instr No. : 95-707338

MAILING ADDRESS: MARIA F. WEAVER
1621 VENICE BLVD, LOS ANGELES, CA 90006

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 3 **Block:** AA **Brief Description:** MILLARD AVE TRACT EX OF ST LOT 3 BLK AA

MORTGAGES/LIENS

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

RECORDING REQUESTED BY

CAROL PERRIN, ESQ.

95 707338

AND WHEN RECORDED MAIL TO:

Carol Perrin, Esq.
6300 Wilshire Blvd.
Suite 1850
Los Angeles, CA 90048

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

8:04 AM MAY 01 1995

SURVEY, MONUMENT FEE \$10. CODE 95

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

FEE \$10 0

TTD 879 ID

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181812

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER. ***same and continues to hold the same propor-

Documentary transfer tax is \$ None tionate interest.

☐ Computed on full value of property conveyed, or ☐ Computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) R&T 11911. This conveyance changes the manner in which title is held, grantors and grantees remain the**

☐ Unincorporated area: ☐ City of and

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

☐ Transfer to a revocable trust;

☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

☐ Change of trustee holding title;

☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

☐ Other:

GRANTOR(S): MARIA F. WEAVER, Trustee of the Maria F. Weaver Declaration of Trust

Dated July 18, 1990

hereby GRANT(S) to MARIA F. WEAVER, A WIDOW

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

As described in Exhibit "A", attached hereto and made a part hereof

Commonly known as 1621 Venice Blvd., Los Angeles, CA

Dated April 27, 1995

State of California

County of Los Angeles

On April 27, 1995

before me, Jane W. Taylor, MARIA F. WEAVER

personally appeared 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



Title Order No.

Escrow, Loan or Attorney File No.

MAIL TAX

STATEMENTS TO: Maria Weaver, 2351 Mountain Avenue, La Crescenta, CA 91214

NAME

ADDRESS

CITY, STATE, ZIP

ASSESSORS PARCEL NO. 5056-002-018

EXHIBIT "A"
1621 VENICE BLVD., LOS ANGELES, CA
5056-002-018

ALL OF LOT 2 AND THAT PORTION OF LOT 3 IN BLOCK "AA" OF THE MILLARD AVENUE TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 79 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF WESTMORELAND AVENUE AT THE NORTHEAST CORNER OF SAID LOT 3 THENCE SOUTHERLY ALONG SAID AVENUE, 28.26 FEET TO THE NORTH LINE OF THE 75 FOOT STRIP OF LAND CONDEMNED FOR THE OPENING OF 16TH STREET BY THE DECREE INCASE NO. B-21969 OF THE SUPERIOR COURT OF SAID COUNTY, THENCE WESTERLY ALONG SAID NORTH LINE OF 16TH STREET 143.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY 28.33 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 3; 143.50 FEET TO THE POINT OF BEGINNING.

95 707338

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS** Date: **October 21, 2024**
JOB ADDRESS: **1621 WEST VENICE BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5056-002-019**

Last Full Title: **09/14/2021** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1).

MARIA F. WEAVER AND JAMES A. WEAVER
1621 VENICE BLVD.
LOS ANGELES, CA 90006

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

1621 VENICE BLVD, LOS ANGELES, CA 90006-4634

RealQuest

Owner Information

Owner Name: **WEAVER MARIA F/WEAVER JAMES A**
 Mailing Address: **1621 VENICE BLVD, LOS ANGELES CA 90006-4634 C032**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **MILLARD AVE TRACT EX OF ST LOT 3**
 County: **LOS ANGELES, CA** APN: **5056-002-019**
 Census Tract / Block: **2211.10 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **MILLARD AVE TR**
 Legal Book/Page: Map Reference: **43-F4 /**
 Legal Lot: **3** Tract #: **LOS ANGELES**
 Legal Block: **AA** School District: **LOS ANGELES**
 Market Area: **C16** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **06037LO003**

Owner Transfer Information

Recording/Sale Date: **07/07/2017 / 03/31/2017** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **756904**

Last Market Sale Information

Recording/Sale Date: **05/01/1995 /** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **707338** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **OWNER RECORD**

Prior Sale Information

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

Property Characteristics

Year Built / Eff: **1950 / 1950** Total Rooms/Offices
 Gross Area: **690** Total Restrooms:
 Building Area: **690** Roof Type:
 Tot Adj Area: Roof Material:
 Above Grade: Construction:
 # of Stories: Foundation:
 Other Improvements: **Building Permit** Exterior wall:
 Basement Area:

Garage Area:
 Garage Capacity:
 Parking Spaces:
 Heat Type:
 Air Cond:
 Pool:
 Quality:
 Condition:

Site Information

Zoning: **LACM** Acres: **0.09** County Use: **AUTO SVC SHOP (2600)**
 Lot Area: **4,055** Lot Width/Depth: **x** State Use:
 Land Use: **AUTO REPAIR** Commercial Units: Water Type:
 Site Influence: Sewer Type: Building Class:

Tax Information

Total Value: **\$51,129** Assessed Year: **2021** Property Tax: **\$1,138.58**
 Land Value: **\$27,152** Improved %: **47%** Tax Area: **210**
 Improvement Value: **\$23,977** Tax Year: **2020** Tax Exemption:
 Total Taxable Value: **\$51,129**

Comparable Sales Report

For Property Located At

**1621 VENICE BLVD, LOS ANGELES, CA 90006-4634****5 Comparable(s) Selected.**

Report Date: 10/20/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$367,000	\$1,500,000	\$815,900
Bldg/Living Area	690	600	790	736
Price/Sqft	\$0.00	\$611.67	\$1,898.73	\$1,078.25
Year Built	1950	1950	1972	1962
Lot Area	4,055	2,430	10,853	6,123
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$51,129	\$21,223	\$375,721	\$172,482
Distance From Subject	0.00	2.75	14.32	7.62

* = user supplied for search only

Distance From Subject: 2.75 (miles)

Comp #:	1		
Address:	4421 MELROSE AVE, LOS ANGELES, CA 90029-2513		
Owner Name:	BENITEZ PAMELA A/TAMACA FELIX H		
Seller Name:	BEARD RONALD P TRUST		
APN:	5538-015-013	Map Reference:	34-F5 /
County:	LOS ANGELES, CA	Census Tract:	1915.00
Subdivision:	833	Zoning:	LAC2
Rec Date:	03/26/2021	Prior Rec Date:	05/04/1992
Sale Date:	03/19/2021	Prior Sale Date:	04/1992
Sale Price:	\$1,500,000	Prior Sale Price:	\$225,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	485922	Acres:	0.12
1st Mtg Amt:	\$1,000,000	Lot Area:	5,021
Total Value:	\$375,721	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Distance From Subject: 6.00 (miles)

Comp #:	2		
Address:	1211 N LA BREA AVE, INGLEWOOD, CA 90302-1214		
Owner Name:	YOUSSEF SHERIF/IBRAHIM CHRISTEN		
Seller Name:	JACOBS C & C F/TR A		
APN:	4002-019-027	Map Reference:	50-F5 /
County:	LOS ANGELES, CA	Census Tract:	6013.01
Subdivision:	7250	Zoning:	INC2*
Rec Date:	09/10/2021	Prior Rec Date:	08/09/2000
Sale Date:	06/23/2021	Prior Sale Date:	05/18/2000
Sale Price:	\$562,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1387981	Acres:	0.18
1st Mtg Amt:		Lot Area:	7,817
Total Value:	\$93,210	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	3	Distance From Subject: 7.26 (miles)
Address:	9702 WILMINGTON AVE, LOS ANGELES, CA 90002-3036	
Owner Name:	DE LA TORRE FRANCISCO	

Seller Name:	PEREZ DANNY	Map Reference:	58-E3 /	Building Area:	720
APN:	6046-017-002	Census Tract:	2422.00	Total Rooms/Offices:	
County:	LOS ANGELES, CA	Zoning:	LAR1	Total Restrooms:	
Subdivision:	NEVADA VISTA VILLA TR				
Rec Date:	02/02/2021	Prior Rec Date:	11/30/2018	Yr Built/Eff:	1958 / 1958
Sale Date:	04/01/2020	Prior Sale Date:	11/14/2018	Air Cond:	
Sale Price:	\$500,000	Prior Sale Price:	\$193,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	184044	Acres:	0.10		
1st Mtg Amt:	\$465,500	Lot Area:	4,493		
Total Value:	\$272,655	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	7.77 (miles)		
Address:	1230 S ATLANTIC BLVD, LOS ANGELES, CA 90022				
Owner Name:	GHASABYAN TRUST				
Seller Name:	PALUMBO FAMILY TRUST				
APN:	6340-011-011	Map Reference:	53-F1 /	Building Area:	600
County:	LOS ANGELES, CA	Census Tract:	5317.02	Total Rooms/Offices:	
Subdivision:	7066	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	06/08/2021	Prior Rec Date:		Yr Built/Eff:	1950 / 1950
Sale Date:	05/27/2021	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$367,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	904331	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,430		
Total Value:	\$21,223	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	14.32 (miles)		
Address:	841 VAN NESS AVE, TORRANCE, CA 90501-2230				
Owner Name:	1056 W OLIVER ST LLC				
Seller Name:	SARDISCO ELLENE D				
APN:	7354-019-030	Map Reference:	68-D3 /	Building Area:	780
County:	LOS ANGELES, CA	Census Tract:	6509.01	Total Rooms/Offices:	
Subdivision:	TORRANCE TR	Zoning:	TOMC-CTR	Total Restrooms:	
Rec Date:	04/13/2021	Prior Rec Date:		Yr Built/Eff:	1961 / 1961
Sale Date:	02/23/2021	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,150,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	583215	Acres:	0.25		
1st Mtg Amt:	\$650,000	Lot Area:	10,853		
Total Value:	\$99,599	# of Stories:			
Land Use:	AUTO REPAIR	Park Area/Cap#:	/		

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **October 21, 2024**

JOB ADDRESS: **1621 WEST VENICE BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5056-002-019**

CASE NO.: **78632**

ORDER NO.: **A-4851961**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 31, 2018**

COMPLIANCE EXPECTED DATE: **November 15, 2018**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4851961

10661128201867416

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

DANIEL WEAVER
1621 W VENICE BLVD UNIT A
LOS ANGELES, CA 90006

CASE #: 78632

ORDER #: A-4851961

EFFECTIVE DATE: October 31, 2018

COMPLIANCE DATE: November 15, 2018

BUSINESS OPERATOR OF

SITE ADDRESS: 1621 W VENICE BLVD UNIT A
AKA 1627-31 W VENICE BL

ASSESSORS PARCEL NO.: 5056-002-019

ZONE: CM; Commercial Manufacturing Zone

NAME OF BUSINESS IN VIOLATION: BONANZA TIRE SHOP INC.

In accordance to the Section(s) listed below, Pursuant to Chapter 1, Article 2 of the Los Angeles Municipal Code (L.A.M.C.), an inspection has been conducted at the property listed above.

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

As a result of this inspection, the conditions listed below are in violation of the L.A.M.C. as follows:

VIOLATION(S):

1. (V #5-YARD) Dismantling, repairing, wrecking, modifying, processing, stripping or otherwise working on any vehicles or other automotive parts or materials outside of the required approved enclosure.

You are therefore ordered to: 1) Discontinue the dismantling, repairing, wrecking, modifying, processing, stripping or otherwise working on any vehicles or other automotive parts or materials outside of the required approved enclosure.

Code Section(s) in Violation: M1 12.17.6A.8.(c), M2 12.19A.4.(b)(2), M3 12.20A.6.(b)(1) and 12.21A.1.(a) of the L.A.M.C.

Location: Parking lot

2. (V #10.) Unapproved open storage in a CM zone.

You are therefore ordered to: 1) Discontinue the unapproved open storage of inoperable, wrecked, damaged or unlicensed vehicles, vehicle parts, tires, petroleum products, or equipment and materials other than those permitted by code, or provide the required enclosure.

Code Section(s) in Violation: CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5 12.17A.3., CM 12.17.1A.4., MR1 12.17.5A.2., M1 12.17.6A.6.(b), MR2 12.18A.5.(b), M2 12.19A.4., M3 12.20A.6.(b)(1), P 12.12.1A.1., and 12.21A.1.(a) of the L.A.M.C.

Location: Entire lot

Comments: Stacks of used and new tires

3. (V #15.) Over-height storage in CM zone.

You are therefore ordered to: 1) Reduce the height of the storage or stacking of materials or equipment that is greater than the height of the enclosure.

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

Code Section(s) in Violation: C2 12.14A.42.(d), C5 12.17A.3.(d), CM 12.17.1A.4.(c), M1 12.17.6.A.6.(b), M2 12.19A.4.(b)(3), M3 12.20A.6.(b)(2) and 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

Comments: Tires in and out of racks higher than fence

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.

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.

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

1061128201867416

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.

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 24, 2018


REVIEWED BY

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

OCT 30 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.



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