

BOARD OF  
BUILDING AND SAFETY  
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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

November 9, 2024

Council District: # 10

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

JOB ADDRESS: **1805 SOUTH CARMONA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5064-013-014**  
Re: Invoice #809827-4

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: **1805 South Carmona 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.

Pursuant to Section 98.0421, the property owner was issued an order on February 27, 2020, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** 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 **\$1,276.56** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17964***  
***Dated as of: 04/23/2024***

***Prepared for: City of Los Angeles***

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5064-013-014***

***Property Address: 1805 S CARMONA AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee: JOE HALE AND LYNDIA JOANNE HALE***

***Grantor: LYNDIA JOANNE HALE***

***Deed Date : 06/09/2009***

***Recorded : 06/09/09***

***Instr No. : 09-0861332***

***MAILING ADDRESS: JOE HALE AND LYNDIA JOANNE HALE***  
***1805 CARMONA AVE, LOS ANGELES, CA 90019-5104***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 26 Block: 4 Tract No: 5281 Brief Description: TRACT # 5281 LOT COM AT MOST S COR  
OF LOT 26 BLK 4 TH NE ON SE LINE OF SD LOT 42 FT TH NW 105.15 FT TO NW LINE OF SD LOT  
TH***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20090861332**



Pages:  
0003

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

06/09/09 AT 01:02PM

FEES:	16.00
TAXES:	0.00
OTHER:	0.00
PAID:	16.00



LEADSHEET



200906090050073

00000671127



002145993

SEQ:  
01

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By.

Lýnda Joanne Hale

2

When recorded mail document  
and Tax Statements to:

Joe Hale

Lynda Joanne Hale

1805 Carmona Ave

Los Angeles, CA 90019



## GRANT DEED

Assessor's Parcel No **5064-013-014**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS COUNTY \$ 0 CITY \$ 0

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

computed on the full value of the property conveyed. OR IS

computed on the full value less value of liens or encumbrances remaining at the time of sale

Unincorporated Area

City of Los Angeles

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lynda Joanne Hale, a married woman as her sole and separate property  
hereby GRANT(S) to:

Joe Hale and Lynda Joanne Hale, Husband and Wife as Joint Tenants

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

Los Angeles

and more particularly described as follows

See attached Exhibit "A"

Property Commonly Known As: 1805 Carmona Avenue, Los Angeles, CA 90019

"This is a bonafide gift and the grantor received nothing in return, R & T 11911 "

Dated: June 9, 2009

Lynda Joanne Hale

STATE OF CALIFORNIA } SS  
COUNTY OF LOS ANGELES

On June 9, 2009 Before me, Jessica M Garcia, Notary Public ,  
personally appeared \*\*\*\*\* LYNDIA JOANNE HALE \*\*\*\*\*  
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

NOTARY SEAL OR STAMP BELOW



Mail Tax Statements as Directed Above



(562) 462-1878

**EXHIBIT "A"**

The real property referred to in this report is situated in the County of Los Angeles, State of California, and is described as follows:

That portion of Lot 26, Block 4, of Tract No. 5281, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 56, Page 80 of Maps, in the office of the County Recorder of said County.

BEGINNING at a point in the Easterly line of said Lot 26, distant North  $17^{\circ} 3' 25''$  East 42 feet from the most Southerly corner of said lot; thence Southerly along the said Easterly line of said lot to the said most Southerly corner of said lot; thence Westerly along the Southerly boundary of said lot the most Westerly corner thereof; thence Northeasterly along the Westerly boundary of said lot, a distance of 34 feet; thence Easterly in a straight line to the point of beginning.

# EXHIBIT B

ASSIGNED INSPECTOR: **WILLIAM MICHALAK**

**Date: November 9, 2024**

JOB ADDRESS: **1805 SOUTH CARMONA AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5064-013-014**

Last Full Title: **04/23/2024**

Last Update to Title:

.....

## **LIST OF OWNERS AND INTERESTED PARTIES**

- 1) JOE HALE AND LYNDA JOANNE HALE  
1805 CARMONA AVENUE  
LOS ANGELES, CA 90019-5104

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :

**1805 CARMONA AVE, LOS ANGELES, CA 90019-5104**

RealQuest

**Owner Information**

Owner Name: **HALE JOE/HALE LYNDA J**  
 Mailing Address: **1805 CARMONA AVE, LOS ANGELES CA 90019-5104 C009**  
 Vesting Codes: **HW // JT**

**Location Information**

Legal Description: **TRACT # 5281 LOT COM AT MOST S COR OF LOT 26 BLK 4 TH NE ON SE LINE OF SD LOT 42 FT TH NW 105.15 FT TO NW LINE OF SD LOT TH SW THEREON 34 FT TH S 72 56'35" E 130.03 FT TO BEG PART OF LOT 26**

County:	LOS ANGELES, CA	APN:	5064-013-014
Census Tract / Block:	2183.00 / 5	Alternate APN:	
Township-Range-Sect:		Subdivision:	5281
Legal Book/Page:	56-80	Map Reference:	42-F4 /
Legal Lot:	26	Tract #:	5281
Legal Block:	4	School District:	LOS ANGELES
Market Area:	C16	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

**Owner Transfer Information**

Recording/Sale Date:	06/09/2009 / 06/09/2009	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	861332		

**Last Market Sale Information**

Recording/Sale Date:	01/12/1988 / 12/1987	1st Mtg Amount/Type:	\$97,000 / VA
Sale Price:	\$101,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	44142
Document #:	44141	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$110.26
New Construction:		Multi/Split Sale:	
Title Company:	COMMONWEALTH TITLE CO		
Lender:	VETERANS ADMN		
Seller Name:	ADMINISTRATOR OF VETERANS		

**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**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	916	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1932 / 1933	Roof Type:		Style:	SPANISH
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE				



**Site Information**

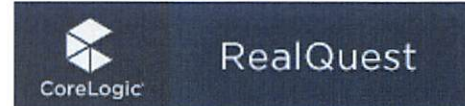
Zoning:	LARD1.5	Acres:	0.08	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	3,501	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$185,780	Assessed Year:	2023	Property Tax:	\$2,346.95
Land Value:	\$134,286	Improved %:	28%	Tax Area:	67
Improvement Value:	\$51,494	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$178,780				

**Comparable Sales Report**

For Property Located At

**1805 CARMONA AVE, LOS ANGELES, CA 90019-5104**

6 Comparable(s) Selected.

Report Date: 05/09/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$101,000	\$675,000	\$1,935,000	\$1,257,417
Bldg/Living Area	916	816	1,043	927
Price/Sqft	\$110.26	\$754.19	\$2,107.84	\$1,359.23
Year Built	1932	1924	1940	1928
Lot Area	3,501	2,096	5,713	4,644
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$185,780	\$39,514	\$1,082,921	\$666,004
Distance From Subject	0.00	0.12	0.45	0.25

\* = user supplied for search only

**Comp #:** 1

Distance From Subject: 0.12 (miles)

**Address:** 1875 S CURSON AVE, LOS ANGELES, CA 90019-5108**Owner Name:** LY AUSTIN H/FENG YIXUE**Seller Name:** THOMAS BRENDAN**APN:** 5064-020-038**County:** LOS ANGELES, CA**Subdivision:** 3975**Rec Date:** 10/11/2023**Sale Date:** 09/29/2023**Sale Price:** \$1,260,000**Sale Type:** FULL**Document #:** 690218**1st Mtg Amt:** \$882,000**Total Value:** \$1,082,921**Land Use:** SFR**Map Reference:** 42-F4 /**Census Tract:** 2183.00**Zoning:** LARD1.5**Prior Rec Date:** 05/21/2019**Prior Sale Date:** 04/26/2019**Prior Sale Price:** \$1,010,000**Prior Sale Type:** FULL**Acres:** 0.13**Lot Area:** 5,713**# of Stories:** 1**Park Area/Cap#:** /**Living Area:** 957**Total Rooms:** 5**Bedrooms:** 2**Bath(F/H):** 2 /**Yr Built/Eff:** 1940 / 1975**Air Cond:** CENTRAL**Style:** CONVENTIONAL**Fireplace:** /**Pool:****Roof Mat:** WOOD SHAKE**Parking:** PARKING AVAIL



Comp #:2 Distance From Subject:0.15 (miles)

Address: 1838 CLYDE AVE, LOS ANGELES, CA 90019-5001

Owner Name: LUCONBEN LLC

Seller Name: RHEMA 12 LLC

APN: 5064-020-021	Map Reference: 42-F4 /	Living Area: 931
County: LOS ANGELES, CA	Census Tract: 2183.00	Total Rooms: 5
Subdivision: 6460	Zoning: LARD1.5	Bedrooms: 3
Rec Date: 03/04/2024	Prior Rec Date: 08/24/2022	Bath(F/H): 1 /
Sale Date: 02/01/2024	Prior Sale Date: 07/22/2022	Yr Built/Eff: 1924 / 1933
Sale Price: \$1,714,000	Prior Sale Price: \$770,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH
Document #: 138505	Acres: 0.11	Fireplace: /
1st Mtg Amt:	Lot Area: 4,884	Pool:
Total Value: \$770,000	# of Stories: 1	Roof Mat: ROLL
		COMPOSITION
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.22 (miles)

Address: 5563 BANGOR ST, LOS ANGELES, CA 90016-1134

Owner Name: LAC PROPERTY INVESTMENTS LLC

Seller Name: ALANS DOMESTIC SERVICES LLC

APN: 5064-019-010	Map Reference: 42-F4 /	Living Area: 895
County: LOS ANGELES, CA	Census Tract: 2183.00	Total Rooms: 4
Subdivision: 6460	Zoning: LARD2	Bedrooms: 2
Rec Date: 04/18/2024	Prior Rec Date: 04/18/2024	Bath(F/H): 1 /
Sale Date: 04/12/2024	Prior Sale Date: 11/06/2023	Yr Built/Eff: 1930 / 1930
Sale Price: \$675,000	Prior Sale Price: \$550,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH
Document #: 256053	Acres: 0.05	Fireplace: /
1st Mtg Amt:	Lot Area: 2,096	Pool:
Total Value: \$265,591	# of Stories: 1	Roof Mat: ROLL
		COMPOSITION
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.27 (miles)

Address: 1707 S BURNSIDE AVE, LOS ANGELES, CA 90019-5137

Owner Name: FOREVER PROPERTIES LLC

Seller Name: CLARA LINCOLN LIVING TRUST

APN: 5064-005-022	Map Reference: 42-F4 /	Living Area: 1,043
County: LOS ANGELES, CA	Census Tract: 2183.00	Total Rooms: 6
Subdivision: 5469	Zoning: LARD1.5	Bedrooms: 3
Rec Date: 10/13/2023	Prior Rec Date: 05/21/1970	Bath(F/H): 1 /
Sale Date: 10/03/2023	Prior Sale Date:	Yr Built/Eff: 1925 / 1925
Sale Price: \$1,000,500	Prior Sale Price: \$17,500	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH
Document #: 699231	Acres: 0.12	Fireplace: Y / 1
1st Mtg Amt:	Lot Area: 5,323	Pool:
Total Value: \$39,514	# of Stories: 1	Roof Mat: ROLL
		COMPOSITION
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.30 (miles)

Address: 1729 S SPAULDING AVE, LOS ANGELES, CA 90019-5034

Owner Name: ETtinger JAMES W/IDAH ORIEKOSE E

Seller Name: EMB ENTERTAINMENT INC

APN: 5069-007-031	Map Reference: 42-F4 /	Living Area: 918
County: LOS ANGELES, CA	Census Tract: 2169.01	Total Rooms: 4
Subdivision: 7176	Zoning: LAR1	Bedrooms: 2

Rec Date:	04/01/2024	Prior Rec Date:	01/04/2022	Bath(F/H):	1 /
Sale Date:	03/21/2024	Prior Sale Date:	10/14/2021	Yr Built/Eff:	1928 / 1928
Sale Price:	\$1,935,000	Prior Sale Price:	\$900,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	206893	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	4,808	Pool:	
Total Value:	\$918,000	# of Stories:	1	Roof Mat:	ROLL
					COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject: 0.45 (miles)			
Address:	2306 S CLOVERDALE AVE, LOS ANGELES, CA 90016-2121				
Owner Name:	2306 CLOVERDALE LLC				
Seller Name:	JOURNEY INVESTMENTS INC				
APN:	5063-005-056	Map Reference:	633-C6 /	Living Area:	816
County:	LOS ANGELES, CA	Census Tract:	2184.00	Total Rooms:	
Subdivision:	1566	Zoning:	LARD2	Bedrooms:	2
Rec Date:	01/24/2024	Prior Rec Date:	01/22/2024	Bath(F/H):	1 /
Sale Date:	01/19/2024	Prior Sale Date:	01/03/2024	Yr Built/Eff:	1925 / 1930
Sale Price:	\$960,000	Prior Sale Price:	\$725,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	52104	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$767,400	Lot Area:	5,042	Pool:	POOL
Total Value:	\$920,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **WILLIAM MICHALAK**

Date: November 9, 2024

JOB ADDRESS: **1805 SOUTH CARMONA AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **5064-013-014**

CASE NO.: **30221**

ORDER NO.: **A-5270486**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 27, 2020**

COMPLIANCE EXPECTED DATE: **March 1, 2020**

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

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5270486

106110020201036

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATELOS**  
PRESIDENT

**JAVIER NUNEZ**  
VICE-PRESIDENT

**JOSELYN GEAGA-ROSENTHAL**

**GEORGE HOVAGUIMIAN**

**ELVIN W MOON**

**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  
SUPERINTENDENT OF BUILDING

**OSAMA YOUNAN, P.E.**  
EXECUTIVE OFFICER

**ORDER TO COMPLY-SUPERSEDING**

**HALE,JOE AND LYNDA J**  
1805 CARMONA AVE  
LOS ANGELES, CA 90019

**CASE #: 30221**

**ORDER #: A-5270486**

**EFFECTIVE DATE: February 27, 2020**

**COMPLIANCE DATE: March 01, 2020**

**OWNER OF**

**SITE ADDRESS: 1805 S CARMONA AVE**

**ASSESSORS PARCEL NO.: 5064-013-014**

**ZONE: RD1.5; Min. Per Unit 1,500**

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.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

This order supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

**VIOLATION(S):**

- 1. Storage of 35' container is a use which is not allowed in the RD zone.**

You are therefore ordered to: 1) Discontinue the open storage and use of the container in the RD zone.

Code Section(s) in Violation: 12.09.1A, 12.21A.1.(a); 12.09.1 B2 ;12.19.B2 of the L.A.M.C.

Location: Rear yard.

Comments: Illegal storage of container (approx.35'x10') placed and maintained within the required sideyard and setback.

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

**FEB 27 2020**

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](http://www.ladbs.org)

**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.

**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)252-3925.

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

Inspector :

*W. Michalak for W/m.*

Date: February 27, 2020

WILLIAM MICHALAK  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3925

[william.michalak@lacity.org](mailto:william.michalak@lacity.org)

*W*  
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**

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[www.ladbs.org](http://www.ladbs.org)