

BOARD OF
BUILDING AND SAFETY
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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

November 12, 2024

Council District: # 1

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

JOB ADDRESS: **3207 NORTH FIGUEROA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5446-009-024**
Re: Invoice #855435-8

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: **3207 North Figueroa Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

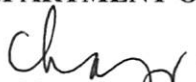
Pursuant to Section 98.0421, the property owner was issued an order on December 22, 2021, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<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
Grand Total	\$ 1,276.56

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

Lien confirmed by
City Council on:



ATTEST: HOLLY L. 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. T17995
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5446-009-024

Property Address: 3207 N FIGUEROA ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: AMY Q. XIE

Grantor: WAI FUN YIU

Deed Date : 11/19/2002

Recorded : 12/30/2002

Instr No. : 02-3208030

MAILING ADDRESS: AMY Q. XIE
3207 N FIGUEROA ST, LOS ANGELES, CA 90065-1525

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 17 **Block:** 2 **Brief Description:** SUB OF THE EASTERN PORTION OF JEFFRIES TRACT
EX OF ST LOT 17 BLK 2

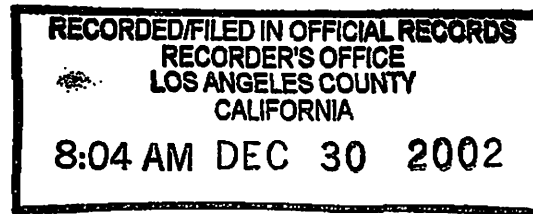
MORTGAGES/LIENS

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



LEAD SHEET

02 3208030



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE



D.T.T.

CODE
20

CODE
19

CODE
9

SURVEY, MONUMENT FEE \$10. CODE 9 1

REPLICATION SET 1/4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

544600900K

001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

02 3208030

2

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

NAME Amy Q. Xie
STREET c/o Warmuth & Niu, LLP
ADDRESS 400 S. Atlantic Blvd.,
CITY, STATE & Suite 203
ZIP CODE Monterey Park, CA 91754
TITLE ORDER NO. _____ ESCROW NO. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX \$66.50 LA County &
☒ computed on full value of property conveyed, or
☐ computed on full value less liens and \$270.00 LA City
encumbrances remaining at time of sale.

Signature of Declarant or Agent Determining Tax Firm Name
Warmuth & Niu, LLP

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), WAI FUN YIU
(NAME OF GRANTOR(S))

grant to AMY Q. XIE AS HER SOLE AND SEPARATE PROPERTY
all that real property situated in the City of LOS ANGELES (or in an unincorporated area of)
LOS ANGELES County, California described as follows (insert legal description):
(NAME OF COUNTY) (STATE)

Lot 17 in block 2 of the subdivision of eastern portion of Jeffries Tract, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 29, page 44 of miscellaneous of maps, in the office of the county recorder of said county.

Except the southerly 14.40 feet thereof condemned for the widening of Dayton Avenue, now Figueroa Street.

Assessor's parcel No. 5446-009-004

Executed on November, 2002, at Monterey Park, CA 91754
(CITY AND STATE)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

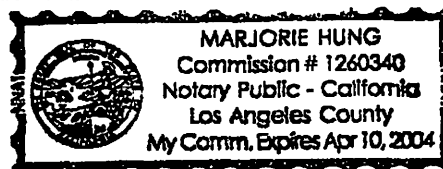
On 11-19-02 before me, Marjorie Hung
(NAME/TITLE, i.e., "JANE DOE, NOTARY PUBLIC")

personally appeared *Scott Warmuth* 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.

Marjorie Hung
(SIGNATURE OF NOTARY)

(SEAL)



MAIL TAX Amy Q. Xie
STATEMENTS TO: 3207 N. Figueroa St. Los Angeles, CA 90065

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTTS FORM 778 - Rev. 3-94b (price class 3A)
GRANT DEED ©1994 WOLCOTTS FORMS, INC.

7 67775 39778 9

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)
☐ CORPORATE
OFFICER(S) _____

(TITLE)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

EXHIBIT B

ASSIGNED INSPECTOR: JACOB SEGURA
JOB ADDRESS: 3207 NORTH FIGUEROA STREET, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 5446-009-024

Date: November 12, 2024

Last Full Title: 04/23/2024
Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) AMY Q. XIE
3207 N. FIGUEROA STREET
LOS ANGELES, CA 90065-1525
- CAPACITY: OWNER

Property Detail Report

For Property Located At :

3207 N FIGUEROA ST, LOS ANGELES, CA 90065-1525

RealQuest

Owner Information

Owner Name: **XIE AMY Q**
 Mailing Address: **3207 N FIGUEROA ST, LOS ANGELES CA 90065-1525 C002**
 Vesting Codes: **// SE**

Location Information

Legal Description: **SUB OF THE EASTERN PORTION OF JEFFRIES TRACT EX OF ST LOT 17**
 County: **LOS ANGELES, CA** APN: **5446-009-024**
 Census Tract / Block: **1853.20 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **JEFFRIES**
 Legal Book/Page: Map Reference: **35-F5 /**
 Legal Lot: **17** Tract #: **2**
 Legal Block: **2** School District: **LOS ANGELES**
 Market Area: **CYPK** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **12/30/2002 / 11/19/2002** 1st Mtg Amount/Type: **/**
 Sale Price: **\$60,454** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **3208030** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$47.16**
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: **YIU WAI F**

Prior Sale Information

Prior Rec/Sale Date: **04/15/1998 / 03/08/1996** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **624451** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **QUIT CLAIM DEED**

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,282	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1911 / 1911	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements:

Site Information

Zoning:	LAUC(CA)	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,267	Lot Width/Depth:	50 x 105	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

Tax Information

Total Value:	\$249,121	Assessed Year:	2023	Property Tax:	\$3,312.60
Land Value:	\$204,936	Improved %:	18%	Tax Area:	4
Improvement Value:	\$44,185	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$242,121				

Comparable Sales Report

For Property Located At

**3207 N FIGUEROA ST, LOS ANGELES, CA 90065-1525****3 Comparable(s) Selected.**

Report Date: 05/08/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$60,454	\$450,000	\$1,103,000	\$777,667
Bldg/Living Area	1,282	1,112	1,352	1,197
Price/Sqft	\$47.16	\$398.94	\$815.83	\$638.74
Year Built	1911	1905	1941	1923
Lot Area	5,267	2,933	4,533	3,822
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$249,121	\$326,317	\$853,040	\$510,154
Distance From Subject	0.00	0.26	0.49	0.39

*= user supplied for search only

Comp #:1

Distance From Subject:0.26 (miles)

Address: 2821 GAY ST, LOS ANGELES, CA 90065-1505**Owner Name:** SADIE INVESTMENTS LLC**Seller Name:** VALENZUELA RITA M**APN:** 5453-013-018**County:** LOS ANGELES, CA**Subdivision:** 3920**Rec Date:** 10/20/2023**Sale Date:** 09/21/2023**Sale Price:** \$450,000**Sale Type:** FULL**Document #:** 717127**1st Mtg Amt:** \$486,126**Total Value:** \$351,105**Land Use:** SFR**Map Reference:** 35-F4 /**Census Tract:** 1853.20**Zoning:** LARD1.5**Prior Rec Date:** 01/22/1980**Prior Sale Date:****Prior Sale Price:** \$22,000**Prior Sale Type:** FULL**Acres:** 0.07**Lot Area:** 2,933**# of Stories:** 1**Park Area/Cap#:** /**Living Area:** 1,128**Total Rooms:** 5**Bedrooms:** 2**Bath(F/H):** 1 /**Yr Built/Eff:** 1925 / 1925**Air Cond:** WINDOW**Style:** CONVENTIONAL**Fireplace:** Y / 1**Pool:****Roof Mat:** COMPOSITION SHINGLE**Parking:** NONE

Comp #: 2		Distance From Subject: 0.41 (miles)	
Address: 2651 PEPPER AVE, LOS ANGELES, CA 90065-1122			
Owner Name: ORTA ARTURO S/DE SEGURA ANTONIA S			
Seller Name: IBARRA ELVIS D & NORMA			
APN:	5453-008-002	Map Reference:	35-F4 /
County:	LOS ANGELES, CA	Census Tract:	1853.20
Subdivision:	ROBERT MARCH & COS	Zoning:	LAR1
COTTAGE HOM			
Rec Date:	11/21/2023	Prior Rec Date:	01/10/2011
Sale Date:	11/14/2023	Prior Sale Date:	11/18/2010
Sale Price:	\$780,000	Prior Sale Price:	\$265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	806813	Acres:	0.09
1st Mtg Amt:	\$741,000	Lot Area:	4,000
Total Value:	\$326,317	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Bath(F/H):	1 /
		Yr Built/Eff:	1905 / 1905
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #: 3		Distance From Subject: 0.49 (miles)	
Address: 229 ISABEL ST, LOS ANGELES, CA 90065-2544			
Owner Name: CAMPO GABRIEL/MONAHAN AMANDA			
Seller Name: WERK SAMANTHA			
APN:	5451-025-002	Map Reference:	36-A4 /
County:	LOS ANGELES, CA	Census Tract:	1852.02
Subdivision:	NORTON TR	Zoning:	LAR1
Rec Date:	03/01/2024	Prior Rec Date:	06/14/2018
Sale Date:	02/07/2024	Prior Sale Date:	06/11/2018
Sale Price:	\$1,103,000	Prior Sale Price:	\$780,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	135534	Acres:	0.10
1st Mtg Amt:	\$877,565	Lot Area:	4,533
Total Value:	\$853,040	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Bath(F/H):	3 /
		Yr Built/Eff:	1941 / 1958
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: JACOB SEGURA

Date: November 12, 2024

JOB ADDRESS: 3207 NORTH FIGUEROA STREET, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 5446-009-024

CASE NO.: 921903

ORDER NO.: A-5641887

EFFECTIVE DATE OF ORDER TO COMPLY: December 22, 2021

COMPLIANCE EXPECTED DATE: January 21, 2022

DATE COMPLIANCE OBTAINED: No Compliance to date

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5641887

1011109202218044848

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

PRESIDENT

JAVIER NUNEZ

VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

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

OSAMA YOUNAN, P.E.

GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

XIE, AMY Q
3207 N FIGUEROA ST
LOS ANGELES, CA 90065

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

DEC 16 2021

CASE #: 921903
ORDER #: A-5641887
EFFECTIVE DATE: December 22, 2021
COMPLIANCE DATE: January 21, 2022

OWNER OF
SITE ADDRESS: 3207 N FIGUEROA ST
ASSESSORS PARCEL NO.: 5446-009-024
ZONE: UNKNOWN;

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. The conversion of a single family dwelling to a duplex was/is constructed without the required permits and

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

approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

3. The approximate 15' x 13' construction of an addition in between sfd and garage connecting the two structures was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

4. The approximate 24' x 24' reconstruction of the garage with a new gable roof was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

5. The conversion of the garage to a living space with kitchen and bathroom was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

6. The approximate 8' x 8' construction of a bathroom to the side of the garage was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).

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

2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

7. The approximate 15'x 13' construction of a accessory structure less then 10' seperation to the single family dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 91.8902, 91.8105, 93.0104, 93.0201, 94.103.1.1, 95.112.1 of the L.A.M.C.

Comments: Including but not limited to all unpermitted and unapproved structural alterations, electrical, plumbing and mechanical installations.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err 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.



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www.ladbs.org

NOTE:

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>


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)252-3058.

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

Inspector: _____

Date: December 15, 2021


JAVIER RAMOS
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3058
Javier.Ramos@lacity.org


REVIEWED BY

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