

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES



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

December 20, 2024

Council District: # 5

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

JOB ADDRESS: 1111 SOUTH ALFRED STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5087-002-007

Re: Invoice #809569-5

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: **1111 South Alfred 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.

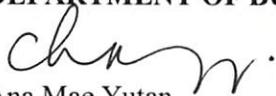
Pursuant to Section 98.0421, the property owner was issued an order on February 21, 2020, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<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. T17903  
Dated as of: 04/11/2024

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 5087-002-007

Property Address: 1111 S ALFRED ST    City: Los Angeles    County: Los Angeles

### VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : LINDA COWAN

Grantor : SUSAN FRIEDER WALLOCK SUCCESSOR TRUSTEE OF THE FAMILY TRUST

Deed Date : 07/11/2003                      Recorded : 08/26/2003

Instr No. : 03-2472579

MAILING ADDRESS: LINDA COWAN  
1111 S ALFRED ST, LOS ANGELES, CA 90035-2503

### SCHEDULE B

### LEGAL DESCRIPTION

Lot Number: 134 Tract No: 10756 Brief Description: TRACT # 10756 LOT 134

### MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 04/29/2010                      Document #: 10-0582783

Loan Amount: \$543,200

Lender Name: ONEWEST BANK FSB

Borrowers Name: LINDA COWAN

MAILING ADDRESS: ONEWEST BANK FSB  
2100 ALT. 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD

03 2472579

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
AUG 26 2003 AT 8AM.

TITLE(S) : DEED



LEAD SHEET

FEE

FEE  
\$7  
SS

D.T.T

761.90

2.1.00

NOTIFICATION SENT \$100

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

5087-002-004

001

THIS FORM NOT TO BE DUPLICATED

8/26/03

2

# Equity Title

RECORDING REQUESTED BY:  
EQUITY TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Linda Cowan  
1111 South Alfred Street  
Los Angeles, CA 90035

03 2472579

Order No.: LA0373249  
Escrow No.: SS-00855-AL  
A.P.N.: 5087-002-004

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (u) DOCUMENTARY TRANSFER TAX IS \$768.90 CITY TRANSFER TAX IS \$3,145.50

- [ X ] computed on full value of property conveyed, or
- [ ] computed on full value less value of liens or encumbrances remaining at time of sale.
- [ ] unincorporated area      [ X ] City of Los Angeles AND

(AA)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Susan Frieder Wallock, Successor Trustee of The Family Trust of Morris David Frieder dated December 3, 1993**

hereby GRANT(S) to

**Linda Cowan**, a married woman as her sole and separate property the following described real property in the County of Los Angeles, State of California:

**Lot 134 of Tract No. 10756 as per map recorded in Book 183 Page(s) 28 and 29 of Maps, in the office of the County Recorder of said County.**

Dated: July 11, 2003

STATE OF CALIFORNIA  
COUNTY OF Hawaii } ss.

On 7th day of July, 2003 before me  
the undersigned  
a Notary Public in and for said County and State,  
personally appeared Susan Frieder

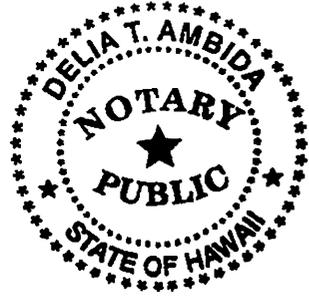
The Family Trust of Morris David Frieder dated December 3, 1993

Susan Frieder  
By: Susan Frieder Wallock, Successor Trustee

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 [Signature]  
Signature of Notary

Commission Expiration Date: 09/09/2005



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Linda Cowan, 1111 South Alfred Street, Los Angeles, CA 90035

#E0373249

This page is part of your document - DO NOT DISCARD



20100582783



Pages:  
0002

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

04/29/10 AT 09:44AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201004290790059

00002288334



002658006

SEQ:  
02

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING  
[AND WHEN RECORDED MAIL TO]  
OneWest Bank, FSB  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

2



Loan #: 49411882

**CORPORATE ASSIGNMENT OF DEED OF TRUST**

**FOR GOOD AND VALUABLE CONSIDERATION**, the sufficiency of which is hereby acknowledged, the undersigned, **FEDERAL DEPOSIT INSURANCE CORPORATION** as Receiver for First Federal Bank of California, a Federal Savings Bank, Santa Monica, CA, **WHOSE ADDRESS IS 401 Wilshire Blvd., Santa Monica, CA 90401**, (ASSIGNOR) by these presents does convey, grant, sell, assign, transfer and set over the described Deed of Trust together with the certain note(s) described therein, without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to **OneWest Bank, FSB, WHOSE ADDRESS IS 888 E. WALNUT STREET, PASADENA, CA 91101, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE)**.

Said Deed made by **LINDA COWAN** and recorded on 08/26/2003 as Inst# 03 2472580 in Book , Page in the office of the LOS ANGELES County Recorder, California.

Property more commonly known as: 1111 S ALFRED STREET, LOS ANGELES, CA 90035

This assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

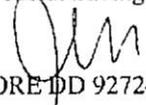
Dated:03/29/2010

**FEDERAL DEPOSIT INSURANCE CORPORATION** as Receiver for First Federal Bank of California, a Federal Savings Bank, Santa Monica, CA

By:   
**BRYAN BLY ATTORNEY-IN-FACT**

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 29th day of March in the year 2010 by BRYAN BLY, well known to me to be the ATTORNEY-IN-FACT of FEDERAL DEPOSIT INSURANCE CORPORATION as Receiver for First Federal Bank of California, a Federal Savings Bank, Santa Monica, CA, a corporation, on behalf of the corporation.

  
CRYSTAL MOORE DD 927242 Notary Public

My Commission expires: 09/23/2013

Prep by: Jessica Fretwell/NTC,2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

form5/FRMCA1

OWBFA 11566183 CJ2488618



\*11566183\*

 **CRYSTAL MOORE**  
Notary Public, State of Florida  
Commission # DD 927242  
Expires September 23, 2013  
Bonded Through National Notary Assn.



# Property Detail Report

For Property Located At :  
**1111 S ALFRED ST, LOS ANGELES, CA 90035-2503**



**Owner Information**

Owner Name: **COWAN LINDA**  
 Mailing Address: **1111 S ALFRED ST, LOS ANGELES CA 90035-2503 C002**  
 Vesting Codes: **MW // SE**

**Location Information**

Legal Description:	<b>TRACT # 10756 LOT 134</b>	APN:	5087-002-007
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2168.00 / 4	Subdivision:	10756
Township-Range-Sect:		Map Reference:	42-E2 /
Legal Book/Page:	183-28	Tract #:	10756
Legal Lot:	134	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C19	Munic/Township:	LOS ANGELES
Neighbor Code:			

**Owner Transfer Information**

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

**Last Market Sale Information**

Recording/Sale Date:	08/26/2003 / 07/11/2003	1st Mtg Amount/Type:	\$543,200 / CONV
Sale Price:	\$699,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	2472580
Document #:	2472579	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$282.42
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	FIRST FED'L BK/CA		
Seller Name:	FRIEDER MORRIS D TRUST		

**Prior Sale Information**

Prior Rec/Sale Date:	07/12/1965 /	Prior Lender:	
Prior Sale Price:	\$39,600	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

**Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,475	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1937 / 1940	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION;SHED				

**Site Information**

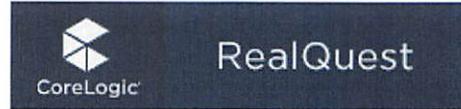
Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,753	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$955,224	Assessed Year:	2023	Property Tax:	\$11,796.00
Land Value:	\$764,186	Improved %:	20%	Tax Area:	67
Improvement Value:	\$191,038	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$948,224				

## Comparable Sales Report

For Property Located At



**1111 S ALFRED ST, LOS ANGELES, CA 90035-2503**

4 Comparable(s) Selected.

Report Date: 04/22/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$699,000	\$1,950,000	\$3,195,000	\$2,316,250
Bldg/Living Area	2,475	2,116	2,781	2,306
Price/Sqft	\$282.42	\$891.16	\$1,148.87	\$994.13
Year Built	1937	1934	1936	1935
Lot Area	6,753	6,376	8,789	7,378
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$955,224	\$111,253	\$2,734,113	\$1,137,582
Distance From Subject	0.00	0.06	0.22	0.14

\*= user supplied for search only

<b>Comp #:1</b>		Distance From Subject:0.06 (miles)	
Address:	1143 S ALFRED ST, LOS ANGELES, CA 90035-2503		
Owner Name:	ABAYAHOUDAIAN ROMINA/NORIYELIAN OMID		
Seller Name:	SANTO MARIO L D TRUST		
APN:	5087-002-013	Map Reference:	42-E2 /
County:	LOS ANGELES, CA	Census Tract:	2168.00
Subdivision:	10756	Zoning:	LAR1
Rec Date:	10/06/2023	Prior Rec Date:	12/20/1971
Sale Date:	09/07/2023	Prior Sale Date:	
Sale Price:	\$1,950,000	Prior Sale Price:	\$43,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	683214	Acres:	0.15
1st Mtg Amt:	\$1,560,000	Lot Area:	6,376
Total Value:	\$111,253	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,124
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1936 / 1941
		Air Cond:	CENTRAL
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	TILE
		Parking:	ATTACHED GARAGE

<b>Comp #:2</b>		Distance From Subject:0.12 (miles)	
Address:	1121 S LA JOLLA AVE, LOS ANGELES, CA 90035-2524		
Owner Name:	LINDER DIANE		
Seller Name:	ANGEL KARL W JR & LISSET V		
APN:	5087-009-017	Map Reference:	42-E2 /
County:	LOS ANGELES, CA	Census Tract:	2168.00
		Living Area:	2,781
		Total Rooms:	7

Subdivision:	<b>10756</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>12/06/2023</b>	Prior Rec Date:	<b>07/20/2018</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>11/21/2023</b>	Prior Sale Date:	<b>07/09/2018</b>	Yr Built/Eff:	<b>1934 / 1972</b>
Sale Price:	<b>\$3,195,000</b>	Prior Sale Price:	<b>\$2,550,000</b>	Air Cond:	<b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>SPANISH</b>
Document #:	<b>847204</b>	Acres:	<b>0.20</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:		Lot Area:	<b>8,789</b>	Pool:	
Total Value:	<b>\$2,734,113</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>TILE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>

Comp #:	<b>3</b>	Distance From Subject:	<b>0.15 (miles)</b>
Address:	<b>1029 S ORLANDO AVE, LOS ANGELES, CA 90035-2509</b>		
Owner Name:	<b>COHEN SAMUEL/COHEN SARA</b>		
Seller Name:	<b>SINOFKY LIVING TRUST</b>		
APN:	<b>5087-006-007</b>	Map Reference:	<b>42-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2168.00</b>
Subdivision:	<b>10756</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>11/30/2023</b>	Prior Rec Date:	
Sale Date:	<b>11/17/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$1,965,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>828521</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$1,572,000</b>	Lot Area:	<b>7,594</b>
Total Value:	<b>\$119,178</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>2,205</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1936 / 1936</b>
		Air Cond:	
		Style:	<b>SPANISH</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>TILE</b>
		Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>4</b>	Distance From Subject:	<b>0.22 (miles)</b>
Address:	<b>1067 ALVIRA ST, LOS ANGELES, CA 90035-2626</b>		
Owner Name:	<b>JAYAKUMAR SHAMITA/CHRISTIE CODY H</b>		
Seller Name:	<b>GALAVIZ FAMILY TRUST</b>		
APN:	<b>5087-012-007</b>	Map Reference:	<b>42-E2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2168.00</b>
Subdivision:	<b>10733</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/17/2023</b>	Prior Rec Date:	<b>09/06/2017</b>
Sale Date:	<b>09/27/2023</b>	Prior Sale Date:	<b>08/21/2017</b>
Sale Price:	<b>\$2,155,000</b>	Prior Sale Price:	<b>\$1,450,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>706444</b>	Acres:	<b>0.15</b>
1st Mtg Amt:	<b>\$1,508,500</b>	Lot Area:	<b>6,753</b>
Total Value:	<b>\$1,585,784</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>2,116</b>
		Total Rooms:	<b>7</b>
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1934 / 1934</b>
		Air Cond:	
		Style:	<b>SPANISH</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>TILE</b>
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: RUBEN PEREZ  
JOB ADDRESS: 1111 SOUTH ALFRED STREET, LOS ANGELES, CA  
ASSESSOR PARCEL NO. (APN): 5087-002-007

Date: December 20, 2024

CASE NO.: 887453  
ORDER NO.: A-5258201

EFFECTIVE DATE OF ORDER TO COMPLY: February 21, 2020  
COMPLIANCE EXPECTED DATE: March 22, 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-5258201

10611002020103606

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 AND NOTICE OF FEE

COWAN, LINDA  
1111 S ALFRED ST  
LOS ANGELES, CA 90035

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

CASE #: 887453

ORDER #: A-5258201

EFFECTIVE DATE: February 21, 2020

COMPLIANCE DATE: March 22, 2020

FEB 13 2020

To the address as shown on the  
last equalized assessment roll.  
Initialed by *[Signature]*

OWNER OF

SITE ADDRESS: 1111 S ALFRED ST

ASSESSORS PARCEL NO.: 5087-002-007

ZONE: R1; One-Family Zone

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:

VIOLATION(S):

- 1. Planter boxes have been added in the front yard in an historical preservation overlay zone without approvals.

You are therefore ordered to: Discontinue the condition which violates the Historical Preservation Overlay Zone.

Code Section(s) in Violation: 12.20.3, 12.21A.1.(a) of the L.A.M.C.

Comments: 1) Obtain the required Certificate of Appropriateness and/or approval from the HPOZ Design Review Board. 2) Any plan for the construction, addition, alteration, demolition, reconstruction or removal of a building, structure, landscaping, or natural feature, or any combination designated as contributing in the Historic Resources Survey for a Preservation Zone shall be submitted, in conjunction with an application, to the department of City Planning upon a form provided for that purpose. Contact City Planner Jonathan Kaplan by calling (213)847-3668.

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

**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 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)252-3051.

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

Inspector: Tim Key

Date: February 12, 2020

TIMOTHY KEY  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3051  
Timothy.Key@lacity.org

DJK  
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**  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org