

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

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VICE PRESIDENT

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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

October 31, 2024

Council District: #6

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

JOB ADDRESS: **13403 WEST BRYSON STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2637-013-058**  
Re: Invoice #801154-9, #812087-2

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: **13403 West Bryson 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order on January 15, 2020 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	367.54
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,597.94</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 **\$3,597.94** 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 **\$3,597.94** 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 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. T17414***  
***Dated as of: 02/21/2023***

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

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2637-013-058***

***Property Address: 13403 W BRYSON ST***

***City: Los Angeles***

***County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : MARTHA A. FEY***

***Grantor : GERARDO ECHARDT***

***Deed Date : 09/27/2002***

***Recorded : 05/01/2003***

***Instr No. : 03-1250057***

***MAILING ADDRESS: MARTHA A. FEY***  
***13403 BRYSON ST, PANORAMA CITY, CA 91402***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 9 Tract No: 25208 Brief Description: TRACT NO 25208 LOT 9***

### **MORTGAGES/LIENS**

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 01/24/2023***

***Document #: 23-0047972***

***Loan Amount: \$335,000***

***Lender Name: MERIDIAN ASSET SERVICES, LLC***

***Borrowers Name: MARTHA A. FEY***

***MAILING ADDRESS: MERIDIAN ASSET SERVICES, LLC***  
***3201 34<sup>TH</sup> STREET SOUTH STE 310 ST. PETERSBURG, FL 33711***

This page is part of your document - DO NOT DISCARD

03 1250057

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

2:41 PM MAY 01 2003

TITLE(S) :

DEED



LEAD SHEET

FEE

D.T.T



CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT-\$4

Assessor's Identification Number (AIN)

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

Number of Parcels Shown

2637 - 013 - 058

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
MARTHA A. FEY  
13403 BRYSON STREET  
PANORAMA CITY, A 91402

03 1250057 2

A.P.N.: 2637-013-058

Space Above This Line for Recorder's Use Only

## GRANT DEED

Gift

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY LA & CITY LA  
☐ 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; ☐ City of LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
GERARDO ECKARDT, A SINGLE MAN

hereby GRANT(S) to MARTHA A. FEY, AN UNMARRIED WOMAN

the following described property in the City of LOS ANGELES, County of LOS ANGELES State of California;

Lot 9 of Tract 25208, in the City of LOS ANGELES, County of LOS ANGELES, California as per map recorded in Book 799, Page(s) 12 and 13, of Maps in the Office of the County Recorder of said County.

Gerardo Eckardt  
GERARDO ECKARDT

Document Date: 9-27-02

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

SS

On

9-27-02

before me,

JUDITH H. STEIN

personally appeared

GERARDO ECKARDT

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

Judith H. Stein

This area for official notarial seal.

arial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

This page is part of your document - DO NOT DISCARD



**20230047972**



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

01/24/23 AT 12:11PM

Pages:  
0003

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202301241100034

00023141704



013883489

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

3925939

Recording Requested by  
Simplifile

Prepared By and Return To:  
**Karine Sharma**  
Collateral Department  
Meridian Asset Services, LLC  
3201 34th Street South, Suite 310  
St. Petersburg, FL 33711  
(239) 351-2442

Space above for Recorder's use

Loan No: 3925939



19463632

**ASSIGNMENT OF DEED OF TRUST**

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **GOLDMAN SACHS MORTGAGE COMPANY**, whose address is **2001 ROSS AVENUE SUITE 2800, DALLAS, TEXAS 75201**, (ASSIGNOR), does hereby grant, assign and transfer to **MCLP ASSET COMPANY, INC.**, whose address is **2001 ROSS AVENUE SUITE 2800, DALLAS, TEXAS 75201**, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Deed of Trust: **11/7/2007**

Original Loan Amount: **\$335,000.00**

Executed by (Borrower(s)): **MARTHA A FEY**

Original Trustee: **NORTH AMERICAN TITLE INSURANCE COMPANY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS**

Filed of Record: In Book N/A, Page N/A

Document/Instrument No: **20072551534** in the Recording District of Los Angeles, CA, Recorded on **11/15/2007**.

Property more commonly described as: **13403 BRYSON ST, LOS ANGELES, CALIFORNIA 91402**

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: **1/10/2023**

**GOLDMAN SACHS MORTGAGE COMPANY, BY MERIDIAN ASSET SERVICES, LLC, ITS ATTORNEY-IN-FACT**

  
By: **KATHRYN CREMER**  
Title: **VICE PRESIDENT**


  
Witness Name: **AMBAR LANDA**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of **FLORIDA**  
County of **PINELLAS**

On 1/10/2023, before me, **TRINH PHAM**, a Notary Public, personally appeared **KATHRYN CREMER, VICE PRESIDENT** of/for **MERIDIAN ASSET SERVICES, LLC, AS ATTORNEY-IN-FACT FOR GOLDMAN SACHS MORTGAGE COMPANY**, personally known to me 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 **FLORIDA** that the foregoing paragraph is true and correct. I further certify the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization and that **KATHRYN CREMER**, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.

  
(Notary Name): **TRINH PHAM**  
My commission expires: **08/08/2026**



**TRINH PHAM**  
Notary Public  
State of Florida  
Comm# HH298552  
Expires 8/8/2026

# EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**  
JOB ADDRESS: **13403 WEST BRYSON STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2637-013-058**

**Date: October 31, 2024**

Last Full Title: **02/21/2023**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- |  |                            |
|--|----------------------------|
| 1) MARTHA A. FEY<br>13403 BRYSON STREET<br>PANORAMA CITY, CA 91402   | CAPACITY: OWNER            |
| 2) MERIDIAN ASSET SERVICES, LLC<br>3201 34 <sup>TH</sup> STREET SOUTH, SUITE 310<br>ST. PETERSBURG, FL 33711 | CAPACITY: INTERESTED PARTY |



# Property Detail Report

For Property Located At :

**13403 BRYSON ST, PANORAMA CITY, CA 91402-4001**

RealQuest

**Owner Information**

Owner Name: **FEY MARTHA A**  
 Mailing Address: **13403 BRYSON ST, PANORAMA CITY CA 91402-4001 C001**  
 Vesting Codes: **DV / /**

**Location Information**

Legal Description:	<b>TRACT NO 25208 LOT 9</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>2637-013-058</b>
Census Tract / Block:	<b>1197.00 / 2</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>25208</b>
Legal Book/Page:	<b>799-12</b>	Map Reference:	<b>15-F1 /</b>
Legal Lot:	<b>9</b>	Tract #:	<b>25208</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>ARL</b>	School District Name:	<b>LOS ANGELES</b>
Neighbor Code:		Munic/Township:	<b>LOS ANGELES</b>

**Owner Transfer Information**

Recording/Sale Date:	<b>05/01/2003 /</b>	Deed Type:	<b>DEED (REG)</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1250057</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>05/24/2002 / 03/06/2002</b>	1st Mtg Amount/Type:	<b>\$40,000 / PRIVATE PARTY</b>
Sale Price:	<b>\$200,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1203200</b>
Document #:	<b>1203198</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$80.84</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>AMERICAN TITLE CO</b>		
Lender:			
Seller Name:	<b>FEY MARTHA A</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>12/01/1999 / 11/19/1999</b>	Prior Lender:	<b>LB MTG</b>
Prior Sale Price:	<b>\$185,000</b>	Prior 1st Mtg Amt/Type:	<b>\$115,000 / CONV</b>
Prior Doc Number:	<b>2217351</b>	Prior 1st Mtg Rate/Type:	<b>/ ADJUSTABLE INT RATE LOAN</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>ATTACHED GARAGE</b>	Construction:	
Living Area:	<b>2,474</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>8</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1970 / 1972</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>2</b>	Roof Material:	<b>GRAVEL &amp; ROCK</b>	Condition:	
Other Improvements:	<b>FENCE; ADDITION; SHED</b>				

**Site Information**

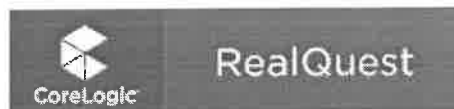
Zoning:	<b>LAR1</b>	Acres:	<b>0.11</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,998</b>	Lot Width/Depth:	<b>50 x 101</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	\$517,838	Assessed Year:	2023	Property Tax:	\$6,518.78
Land Value:	\$310,427	Improved %:	40%	Tax Area:	13
Improvement Value:	\$207,411	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$510,838				

**Comparable Sales Report**

For Property Located At

**13403 BRYSON ST, PANORAMA CITY, CA 91402-4001****2 Comparable(s) Selected.**

Report Date: 02/16/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$200,000	\$860,000	\$1,335,000	\$1,097,500
Bldg/Living Area	2,474	2,122	2,478	2,300
Price/Sqft	\$80.84	\$405.28	\$538.74	\$472.01
Year Built	1970	1959	1962	1960
Lot Area	4,998	5,722	5,941	5,832
Bedrooms	4	4	4	4
Bathrooms/Restrooms	3	2	3	2
Stories	2.00	2.00	2.00	2.00
Total Value	\$517,838	\$324,983	\$571,925	\$448,454
Distance From Subject	0.00	0.28	0.40	0.34

\*= user supplied for search only

**Comp #1**

Distance From Subject:0.28 (miles)

Address:	<b>13221 TONOPAH ST, PANORAMA CITY, CA 91402-4035</b>		
Owner Name:	<b>DARAKJIAN MELANIE</b>		
Seller Name:	<b>DUE J A &amp; MALOCO A L F/TR</b>		
APN:	<b>2627-028-055</b>	Map Reference:	<b>16-A1 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1197.00</b>
Subdivision:	<b>21407</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>01/19/2024</b>	Prior Rec Date:	<b>05/02/1994</b>
Sale Date:	<b>01/11/2024</b>	Prior Sale Date:	
Sale Price:	<b>\$860,000</b>	Prior Sale Price:	<b>\$154,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>42973</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$844,397</b>	Lot Area:	<b>5,722</b>
Total Value:	<b>\$324,983</b>	# of Stories:	<b>2</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>2,122</b>
		Total Rooms:	<b>8</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1962 / 1972</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	<b>POOL</b>
		Roof Mat:	<b>COMPOSITION</b>
			<b>SHINGLE</b>
		Parking:	<b>ATTACHED</b>
			<b>GARAGE</b>

**Comp #2**

Distance From Subject:0.40 (miles)

Address:	<b>13437 EBELL ST, PANORAMA CITY, CA 91402-5532</b>		
Owner Name:	<b>MKRTCHYAN MARGARITA</b>		
Seller Name:	<b>VARDANYAN NARINE</b>		
APN:	<b>2301-004-008</b>	Map Reference:	<b>15-F1 /</b>
		Living Area:	<b>2,478</b>

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1197.00</b>	Total Rooms:	<b>7</b>
Subdivision:	<b>23934</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>4</b>
Rec Date:	<b>08/14/2023</b>	Prior Rec Date:	<b>08/12/2013</b>	Bath(F/H):	<b>3 /</b>
Sale Date:	<b>08/10/2023</b>	Prior Sale Date:	<b>08/01/2013</b>	Yr Built/Eff:	<b>1959 / 1974</b>
Sale Price:	<b>\$1,335,000</b>	Prior Sale Price:	<b>\$380,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>535611</b>	Acres:	<b>0.14</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$1,068,000</b>	Lot Area:	<b>5,941</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$571,925</b>	# of Stories:	<b>2</b>	Roof Mat:	<b>WOOD SHAKE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**  
JOB ADDRESS: **13403 WEST BRYSON STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2637-013-058**

**Date: October 31, 2024**

**CASE NO.: 885023**  
**ORDER NO.: A-5226338**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 15, 2020**  
COMPLIANCE EXPECTED DATE: **January 30, 2020**  
DATE COMPLIANCE OBTAINED: **November 28, 2023**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5226338

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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-SUPPLEMENTAL

FEY, MARTHA A  
13403 BRYSON ST  
PANORAMA CITY, CA 91402

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

JAN 8 2020

CASE #: 885023  
ORDER #: A-5226338  
EFFECTIVE DATE: January 15, 2020  
COMPLIANCE DATE: January 30, 2020

OWNER OF

SITE ADDRESS: 13403 W BRYSON ST

ASSESSORS PARCEL NO.: 2637-013-058

ZONE: R1; One-Family Zone

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

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 is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

**VIOLATION(S):**

**1. The garage has been converted to storage without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as storage and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A.4(a), 12.21A.4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: garage

**2. Failure to provide or maintain the required off street parking.**

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

Location: garage

Comments: garage converted to storage prevents access to required covered off street parking

**3. Right of entry for inspection.**

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to

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

enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1(a) of the L.A.M.C.

Location: Including garage, entire dwelling and rear & side yards

Comments: required to verify compliance.

**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.

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**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.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles I through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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.

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)

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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 (818)374-9847.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : Mickey Yamashita

Date: January 07, 2020

MICKEY YAMASHITA  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9847

Mickey.Yamashita@lacity.org

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