

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



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SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

December 15, 2023

Council District: # 7

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

**JOB ADDRESS: 7118 WEST GREELEY STREET, LOS ANGELES, CA**

**ASSESSORS PARCEL NO. (APN): 2568-014-016**

**Re: Invoice #786530-5, 798977-7**

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: **7118 West Greeley 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 June 26, 2019 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>          |
|---------------------------------------|------------------------|
| Non-Compliance Code Enforcement fee   | 660.00                 |
| Late Charge/Collection fee (250%)     | 1,650.00               |
| Code Violation Investigation fee      | 336.00                 |
| System Development Surcharge late fee | 50.40                  |
| Late Charge/Collection fee (250%)     | 840.00                 |
| System Development Surcharge          | 20.16                  |
| Accumulated Interest (1%/month)       | 56.98                  |
| Title Report fee                      | 30.00                  |
| <b>Grand Total</b>                    | <b><u>3,643.54</u></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 **\$3,643.54** 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 **\$3,643.54** 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 *AMY*  
Chief, LADBS Resource Management Bureau *mf.*

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. T16989**  
Dated as of: 02/23/2022

Prepared for: City of Los Angeles

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2568-014-016**

**Property Address:** 7118 W GREELEY ST                      **City:** Los Angeles                      **County:** Los Angeles

**VESTING INFORMATION**

**Type of Document:** INDIVIDUAL GRANT DEED  
**Grantee :** MICHAEL IABICHELLO  
**Grantor :** DONNA J. BIVENS TRUSTEE OF THE DONNA JEAN BIVENS REVOCABLE INTER TRUST  
**Deed Date :** 01/27/2004                      **Recorded :** 03/19/2004  
**Instr No. :** 04-0653699

**MAILING ADDRESS:** MICHAEL IABICHELLO  
7118 GREELEY ST, TUJUNGA, CA 91042

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot Number:** 111 **Tract No:** 2907 **Brief Description:** TRACT NO 2907 LOT 111

**MORTGAGES/LIENS**

**Type of Document:** ASSIGNMENT OF DEED OF TRUST  
**Recording Date:** 04/03/2019                      **Document #:** 19-0291256  
**Loan Amount:**  
**Lender Name:** FIRST AMERICAN MORTGAGE SOLUTIONS  
**Borrowers Name:** MICHAEL IABICHELLO

**MAILING ADDRESS:** FIRST AMERICAN MORTGAGE SOLUTIONS  
3 FIRST AMERICAN WAY SANTA ANA, CA 92707

This page is part of your document - DO NOT DISCARD

04 0653699

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
03/19/04 AT 08:00am

TITLE(S) : DEED.



FEE

FEE \$10 FF  
2

D.T.T  
30250  
123750

NOTIFICATION SENT-\$40

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)  
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

2508 - 014 - 016

(00)

THIS FORM NOT TO BE DUPLICATED

WHEN RECORDED MAIL TO

NAME

MAILING  
ADDRESS

CITY, STATE  
ZIP CODE

AMERICAN TITLE CO.  
550 N. Brand Blvd. #600  
Glendale, CA 91203

04-0653699

2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

*[Handwritten signature]*

3/19/04

RECORDING REQUESTED BY  
TICOR TITLE  
AND WHEN RECORDED MAIL TO

04 0653699

Michael Iabichello  
7118 Greeley Street  
Tujunga, CA 91042

THIS SPACE FOR RECORDER'S USE ONLY

ESCROW NO 20502-MB

TITLE ORDER NO 9669513

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 80 44  
DOCUMENTARY TRANSFER TAX is \$302 50 County \$1,237 50 City  
 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,

Donna J. Bivens, Trustee of the Donna Jean Bivens Revocable Inter Vivos Trust dated March 14, 2000

hereby GRANT(s) to

MICHAEL IABICHELLO, a single man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as Lot 111 in Tract No. 2907 as per Map recorded in Book 38, Page 40 of Maps, in the Office of the County Recorder of Los Angeles County, California.

ALSO KNOWN AS 7118 Greeley Street, Tujunga, CA 91042  
A P # 2568-014-016

DATED January 27, 2004  
STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
On 2/10/04  
before me, Trudy Swearingen  
a Notary Public in and to said State, personally appeared  
Donna J. Bivens

Donna J Bivens, Trustee of the Donna Jean Bivens  
Revocable Inter Vivos Trust dated March 14, 2000  
Donna J Bivens, Trustee  
Donna J Bivens, 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 Trudy Swearingen  
Mail tax statements to Michael Iabichello, 7118 Greeley Street, Tujunga, CA 91042

(This area for official notarial seal)

This page is part of your document - DO NOT DISCARD



**20190291256**



Pages:  
0003

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

04/03/19 AT 02:06PM

|        |       |
|--------|-------|
| FEES:  | 23.00 |
| TAXES: | 0.00  |
| OTHER: | 0.00  |
| SB2:   | 75.00 |
| PAID:  | 98.00 |



LEADSHEET



201904030140070

00016402391



009711081

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-201903262-10-1356

Recording Requested By:  
**FIRST AMERICAN TITLE  
INSURANCE COMPANY**

And When Recorded Mail To:  
**First American Mortgage Solutions  
LR Department (Cust# 650)  
3 First American Way  
Santa Ana, California 92707**

Customer#: 650/3 Service#: 5067684AS2



Loan#: 4400091275

**ASSIGNMENT OF DEED OF TRUST**

FOR VALUE RECEIVED, FEDERAL HOME LOAN MORTGAGE CORPORATION, C/O RUSHMORE LOAN MNGMT SVS LP 15480 LAGUNA CANYON RD STE 100, IRVINE, CA 92618-0000, hereby assign and transfer to RUSHMORE LOAN MANAGEMENT SERVICES LLC, 15480 LAGUNA CANYON RD STE 100, IRVINE, CA 92618-0000, all its right, title and interest in and to said Deed of Trust in the amount of \$302,000.00, recorded in the State of CALIFORNIA, County of LOS ANGELES Official Records, dated JULY 06, 2016 and recorded on JULY 12, 2016, as Instrument No. 20160810663, in Book No. —, at Page No. —.

Executed by MICHAEL IABICHELLO, A SINGLE MAN, as trustees, R M K FINANCIAL CORP. DBA MAJESTIC HOME LOAN, A CALIFORNIA CORPORATION, as trustee and, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR R M K FINANCIAL CORP. DBA MAJESTIC HOME LOAN, ITS SUCCESSORS AND ASSIGNS as the original beneficiary.  
Legal Description: As more fully described in said Deed of Trust.

Date: 3/5/19

FEDERAL HOME LOAN MORTGAGE CORPORATION, RUSHMORE LOAN MANAGEMENT SERVICES LLC, ITS APPOINTED ATTORNEY IN FACT

By: 

(Name, Title): Drew Edwards  
Assistant Vice President

Loan#: 4400091275  
Page 2

Srv#: 5067684AS2

State of TEXAS }  
County of DALLAS } ss.

On ~~JUN~~ <sup>MAA</sup> 05 2019, before me, the undersigned officer, a Notary Public, personally appeared Drew Edwards, 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.

Witness my hand and official seal.

  
Notary Public Kristin Hoard  
My commission expires: 03/27/2021



# EXHIBIT B

ASSIGNED INSPECTOR: JASON BANNON

Date: December 15, 2023

JOB ADDRESS: 7118 WEST GREELEY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2568-014-016

Last Full Title: 02/23/2022

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1) MICHAEL IABICHELLO  
7118 GREELEY ST  
TUJUNGA, CA 91042

CAPACITY: OWNER

2) FIRST AMERICAN MORTGAGE SOLUTIONS  
3 FIRST AMERICAN WAY  
SANTA ANA, CA 92707

CAPACITY: INTERESTED PARTY

# Property Detail Report

For Property Located At :  
7118 GREELEY ST, TUJUNGA, CA 91042-2306

**Owner Information**

Owner Name: **IABICHELLO MICHAEL**  
Mailing Address: **7118 GREELEY ST, TUJUNGA CA 91042-2306 C012**  
Vesting Codes: **SM / /**

**Location Information**

Legal Description: **TRACT NO 2907 LOT 111**  
County: **LOS ANGELES, CA** APN: **2568-014-016**  
Census Tract / Block: **1012.10 / 1** Alternate APN:  
Township-Range-Sect: **38-40** Subdivision: **2907**  
Legal Book/Page: **111** Map Reference: **11-A4 /**  
Legal Lot: **111** Tract #: **2907**  
Legal Block: **659** School District: **LOS ANGELES**  
Market Area: **659** School District Name: **LOS ANGELES**  
Neighbor Code: **659** 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: **03/19/2004 / 01/27/2004** 1st Mtg Amount/Type: **\$220,000 / CONV**  
Sale Price: **\$275,000** 1st Mtg Int. Rate/Type: **4.75 / ADJ**  
Sale Type: **FULL** 1st Mtg Document #: **653700**  
Document #: **653699** 2nd Mtg Amount/Type: **\$55,000 / CONV**  
Deed Type: **INDIVIDUAL GRANT DEED** 2nd Mtg Int. Rate/Type: **/ FIXED**  
Transfer Document #: **/** Price Per SqFt: **\$395.11**  
New Construction: **/** Multi/Split Sale:  
Title Company: **TICOR TITLE**  
Lender: **EXPRESS CAP LENDING**  
Seller Name: **BIVENS DONNA J TRUST**

**Prior Sale Information**

Prior Rec/Sale Date: **04/12/2000 / 04/11/2000** Prior Lender:  
Prior Sale Price: **/** Prior 1st Mtg Amt/Type: **/**  
Prior Doc Number: **549927** Prior 1st Mtg Rate/Type: **/**  
Prior Deed Type: **QUIT CLAIM DEED**

**Property Characteristics**

|                   |                    |                    |                         |                |                       |
|-------------------|--------------------|--------------------|-------------------------|----------------|-----------------------|
| Gross Area:       |                    | Parking Type:      | <b>PARKING AVAIL</b>    | Construction:  |                       |
| Living Area:      | <b>696</b>         | Garage Area:       |                         | Heat Type:     | <b>HEATED</b>         |
| Tot Adj Area:     |                    | Garage Capacity:   |                         | Exterior wall: | <b>SHINGLE SIDING</b> |
| Above Grade:      |                    | Parking Spaces:    | <b>2</b>                | Porch Type:    |                       |
| Total Rooms:      | <b>3</b>           | Basement Area:     |                         | Patio Type:    |                       |
| Bedrooms:         | <b>1</b>           | Finish Bsmnt Area: |                         | Pool:          |                       |
| Bath(F/H):        | <b>1 /</b>         | Basement Type:     |                         | Air Cond:      | <b>YES</b>            |
| Year Built / Eff: | <b>1921 / 1921</b> | Roof Type:         |                         | Style:         | <b>CONVENTIONAL</b>   |
| Fireplace:        | <b>Y / 1</b>       | Foundation:        | <b>RAISED</b>           | Quality:       |                       |
| # of Stories:     | <b>1</b>           | Roof Material:     | <b>ROLL COMPOSITION</b> | Condition:     |                       |

Other Improvements: **Building Permit**

**Site Information**

|                 |                  |                  |                     |             |                                       |
|-----------------|------------------|------------------|---------------------|-------------|---------------------------------------|
| Zoning:         | <b>&gt;LAR3</b>  | Acres:           | <b>&gt;0.13</b>     | County Use: | <b>&gt;SINGLE FAMILY RESID (0100)</b> |
| Lot Area:       | <b>&gt;5,815</b> | Lot Width/Depth: | <b>&gt;40 x 146</b> | State Use:  | <b>&gt;</b>                           |
| Land Use:       | <b>&gt;SFR</b>   | Res/Comm Units:  | <b>&gt;1 /</b>      | Water Type: | <b>&gt;</b>                           |
| Site Influence: | <b>&gt;</b>      |                  |                     | Sewer Type: | <b>&gt;TYPE UNKNOWN</b>               |

**Tax Information**

|                      |                  |                |             |                |                   |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value:         | <b>\$361,202</b> | Assessed Year: | <b>2021</b> | Property Tax:  | <b>\$4,379.88</b> |
| Land Value:          | <b>\$288,965</b> | Improved %:    | <b>20%</b>  | Tax Area:      | <b>13</b>         |
| Improvement Value:   | <b>\$72,237</b>  | Tax Year:      | <b>2021</b> | Tax Exemption: | <b>HOMEOWNER</b>  |
| Total Taxable Value: | <b>\$354,202</b> |                |             |                |                   |

# Comparable Sales Report

For Property Located At



**7118 GREELEY ST, TUJUNGA, CA 91042-2306**

4 Comparable(s) Selected.

Report Date: 03/17/2022

### Summary Statistics:

|                       | Subject   | Low       | High      | Average   |
|-----------------------|-----------|-----------|-----------|-----------|
| Sale Price            | \$275,000 | \$437,500 | \$655,000 | \$531,875 |
| Bldg/Living Area      | 696       | 602       | 767       | 711       |
| Price/Sqft            | \$395.11  | \$578.70  | \$910.99  | \$752.21  |
| Year Built            | 1921      | 1921      | 1928      | 1923      |
| Lot Area              | 5,815     | 1,845     | 5,380     | 3,323     |
| Bedrooms              | 1         | 1         | 2         | 2         |
| Bathrooms/Restrooms   | 1         | 1         | 1         | 1         |
| Stories               | 1.00      | 1.00      | 1.00      | 1.00      |
| Total Value           | \$361,202 | \$220,077 | \$463,755 | \$333,591 |
| Distance From Subject | 0.00      | 0.32      | 0.49      | 0.39      |

\*= user supplied for search only

Comp #:1 Distance From Subject:0.32 (miles)

Address: **10026 MARCUS AVE, TUJUNGA, CA 91042-2006**

Owner Name: **NGUYEN ANA/NGUYEN NHA M**

Seller Name: **STEVENSON LUCY A TRUST**

APN: **2568-002-015**      Map Reference: **11-A4 /**      Living Area: **602**

County: **LOS ANGELES, CA**      Census Tract: **1012.20**      Total Rooms: **3**

Subdivision: **4432**      Zoning: **LARD3**      Bedrooms: **1**

Rec Date: **10/14/2021**      Prior Rec Date: **12/20/2019**      Bath(F/H): **1 /**

Sale Date: **09/21/2021**      Prior Sale Date: **12/05/2019**      Yr Built/Eff: **1921 / 1995**

Sale Price: **\$475,000**      Prior Sale Price: **\$421,000**      Air Cond: **CENTRAL**

Sale Type: **FULL**      Prior Sale Type: **FULL**      Style: **CONVENTIONAL**

Document #: **1550915**      Acres: **0.04**      Fireplace: **/**

1st Mtg Amt: **\$466,396**      Lot Area: **1,845**      Pool:

Total Value: **\$425,361**      # of Stories: **1**      Roof Mat: **ROLL COMPOSITION**

Land Use: **SFR**      Park Area/Cap#: **/**      Parking: **DETACHED GARAGE**

Comp #:2 Distance From Subject:0.37 (miles)

Address: **6824 GREELEY ST, TUJUNGA, CA 91042-2809**

Owner Name: **CASA DE VIDA LLC**

Seller Name: **REPETTO MARIA G**

APN: **2568-019-010**      Map Reference: **11-A4 /**      Living Area: **756**

County: **LOS ANGELES, CA**      Census Tract: **1012.20**      Total Rooms: **5**

Subdivision: **3484**      Zoning: **LAR1**      Bedrooms: **2**

Rec Date: **09/07/2021**      Prior Rec Date: **04/06/1990**      Bath(F/H): **1 /**

Sale Date: **07/23/2021**      Prior Sale Date: **02/1990**      Yr Built/Eff: **1921 / 1925**

Sale Price: **\$437,500**      Prior Sale Price: **\$129,500**      Air Cond: **YES**

Sale Type: **FULL**      Prior Sale Type: **FULL**      Style: **CONVENTIONAL**

Document #: **1362473**      Acres: **0.05**      Fireplace: **/**

1st Mtg Amt: **\$306,250**      Lot Area: **2,010**      Pool:

Total Value: **\$220,077**      # of Stories: **1**      Roof Mat: **ROLL COMPOSITION**

Land Use: **SFR**      Park Area/Cap#: **/**      Parking: **NONE**

Comp #:3 Distance From Subject:0.40 (miles)

Address: **9633 ALENE DR, TUJUNGA, CA 91042-3066**



# EXHIBIT D

ASSIGNED INSPECTOR: JASON BANNON

Date: December 15 2023

JOB ADDRESS: 7118 WEST GREELEY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2568-014-016

CASE NO.: 865135

ORDER NO.: A-5050632

EFFECTIVE DATE OF ORDER TO COMPLY: June 26, 2019

COMPLIANCE EXPECTED DATE: July 26, 2019

DATE COMPLIANCE OBTAINED: No Compliance to date

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-5050632

1050725201981118

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

IABICHELLO, MICHAEL  
7118 GREELEY ST  
TUJUNGA, CA 91042

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

JUN 14 2019

CASE #: 865135  
ORDER #: A-5050632  
EFFECTIVE DATE: June 26, 2019  
COMPLIANCE DATE: July 26, 2019

OWNER OF  
SITE ADDRESS: 7118 W GREELEY ST  
ASSESSORS PARCEL NO.: 2568-014-016  
ZONE: R3; Multiple Dwelling Zone

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

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. The pool enclosure is not constructed to code.

You are therefore ordered to: Construct the pool enclosure so that it has 1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching device placed no lower than 60 inches above the ground, 2) A top barrier that is no less than 60" tall and 3) No area that can be comprised by a young child to gain access.

Code Section(s) in Violation: 91.3109.3, 91.6109, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Front yard.

Comments: Pond is 2' deep and requires a pool enclosure.

2. Over height fence(s) in the required front yard(s).

You are therefore ordered to: Reduce the height of the block wall in the required front yard(s) to the maximum allowable height of 42" above grade.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

Location: Front yard

Comments: Front block wall is 57" which above the maximum allowable height of 42".

**3. 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.

**4. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Block wall in front yard.

Comments: PVC conduit has been run to block wall in front yard without permits.

**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.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 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.

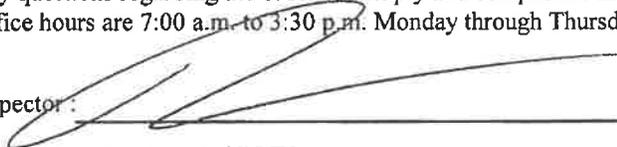
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

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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)374-9861.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  Date: June 14, 2019

RICHARD ROBLES  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9861

richard.robles@lacity.org

MR 6/14/19

REVIEWED BY

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