

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CALIFORNIA



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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

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
Grand Total	<u>3,643.54</u>

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
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

Property Title Report

Work Order No. T16989
Dated as of: 02/23/2022

Prepared for: City of Los Angeles

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 \$400

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

Michael Iabichello
7118 Greeley Street
Tujunga, CA 91042

04 0653699

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

DOCUMENTARY TRANSFER TAX is \$302 50 County \$1,237 50 City 44

[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

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 for 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

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

(This area for official notarial seal)

Mail tax statements to Michael Iabichello, 7118 Greeley Street, Tujunga, CA 91042

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

E13-201903262101356

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 trustors, **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: 3/5/17

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~~ ^{MAA} 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.

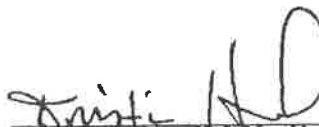

Notary Public Kristin Hoard
My commission expires: 03/27/2021



EXHIBIT B

ASSIGNED INSPECTOR: JASON BANNON
JOB ADDRESS: 7118 WEST GREELEY STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2568-014-016

Date: December 15, 2023

Last Full Title: 02/23/2022

Last Update to Title:

.....

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**

RealQuest

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	APN:	2568-014-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1012.10 / 1	Subdivision:	2907
Township-Range-Sect:		Map Reference:	11-A4 /
Legal Book/Page:	38-40	Tract #:	2907
Legal Lot:	111	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	659	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:	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:	PARKING AVAIL	Construction:	
Living Area:	696	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	3	Basement Area:		Patio Type:	
Bedrooms:	1	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1921 / 1921	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	ROLL COMPOSITION	Condition:	

Other Improvements: **Building Permit****Site Information**

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

Tax Information

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

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**

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

Owner Name:**CASA DE VIDA LLC**

Seller Name:**REPETTO MARIA G**

APN:**2568-019-010**

County:**LOS ANGELES, CA**

Subdivision:**3484**

Rec Date:**09/07/2021**

Sale Date:**07/23/2021**

Sale Price:**\$437,500**

Sale Type:**FULL**

Document #:**1362473**

1st Mtg Amt:**\$306,250**

Total Value:**\$220,077**

Map Reference:**11-A4 /**

Census Tract:**1012.20**

Zoning:**LAR1**

Prior Rec Date:**04/06/1990**

Prior Sale Date:**02/1990**

Prior Sale Price:**\$129,500**

Prior Sale Type:**FULL**

Acres:**0.05**

Lot Area:**2,010**

of Stories:**1**

Park Area/Cap#:**/**

Living Area:**756**

Total Rooms:**5**

Bedrooms:**2**

Bath(F/H):**1 /**

Yr Built/Eff:**1921 / 1925**

Air Cond:**YES**

Style:**CONVENTIONAL**

Fireplace:**/**

Pool:

Roof Mat:**ROLL**

Parking:**NONE**

Land Use:**SFR**

COMPOSITION

Comp #:	3	Distance From Subject:0.40 (miles)
Address:	9633 ALENE DR, TUJUNGA, CA 91042-3066	

Owner Name:	SELF ARIA		
Seller Name:	ROBLEDO LEONARD A		
APN:	2563-034-004	Map Reference:	10-F4 /
County:	LOS ANGELES, CA	Census Tract:	1014.00
Subdivision:	HILLHAVEN	Zoning:	LARE11
Rec Date:	09/23/2021	Prior Rec Date:	08/08/2001
Sale Date:	08/13/2021	Prior Sale Date:	06/08/2001
Sale Price:	\$560,000	Prior Sale Price:	\$165,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1451533	Acres:	0.12
1st Mtg Amt:	\$476,000	Lot Area:	5,380
Total Value:	\$225,172	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area: **767**
 Total Rooms: **4**
 Bedrooms: **2**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1928 / 1940**
 Air Cond: **/**
 Style: **CONVENTIONAL**
 Fireplace: **/**
 Pool: **/**
 Roof Mat: **ROLL COMPOSITION**
 Parking: **PARKING AVAIL**

Comp #:	4	Distance From Subject:	0.49 (miles)
Address:	10017 FRANCE AVE, TUJUNGA, CA 91042-2843		
Owner Name:	KRIKOR SARKIS S/KRIKOR SHANT		
Seller Name:	PLUBELL DEVIN C D & NIAN A E		
APN:	2570-007-031	Map Reference:	11-A4 /
County:	LOS ANGELES, CA	Census Tract:	1012.20
Subdivision:	8049	Zoning:	LAR1
Rec Date:	12/22/2021	Prior Rec Date:	10/22/2018
Sale Date:	12/06/2021	Prior Sale Date:	10/16/2018
Sale Price:	\$655,000	Prior Sale Price:	\$450,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1894724	Acres:	0.09
1st Mtg Amt:	\$524,000	Lot Area:	4,057
Total Value:	\$463,755	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/

Living Area: **719**
 Total Rooms: **4**
 Bedrooms: **2**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1923 / 1927**
 Air Cond: **WALL**
 Style: **CONVENTIONAL**
 Fireplace: **/**
 Pool: **/**
 Roof Mat: **WOOD SHAKE**
 Parking: **DETACHED GARAGE**

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.A.

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 61419

REVIEWED BY

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