

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

June 01, 2016

Council District: # 15

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

JOB ADDRESS: 1902 EAST 110TH STREET, LOS ANGELES, CA
(AKA: 11000 WILMINGTON AVENUE, LOS ANGELES, CA)
ASSESSORS PARCEL NO. (APN): 6067-005-001

On October 12, 2014, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **1902 East 110th Street, (aka: 11000 Wilmington Avenue), Los Angeles, California**, (the "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, on September 20, 2013, July 16, 2014, and October 13, 2015, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fees.

In addition, pursuant to Section 98.0421, the property owner was issued an order on November 17, 2015, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance, annual inspection fees and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Annual inspection Fee	\$ 1,371.00
System Development Surcharge	82.26
Code Violation Investigation fee	336.00
Code Violation Investigation late fee	840.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	305.04
Title Report fee	42.00
Grand Total	\$ 4,971.86

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 **\$4,971.86** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,971.86** on the referenced property. 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


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
 CULVER CITY, CA 90230
 Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T12778

Prepared for: City of Los Angeles

Dated as of: 10/21/2015

SCHEDULE A

(Reported Property Information)

APN #: 6067-005-001

Property Address: 1902 E 110TH ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee : PAULA D CLEVELAND AS TRUSTEE OF THE PAULA D. CLEVELAND 2005 TRUST

Grantor : PAULA D CLEVELAND

Deed Date : 06/26/2006

Recorded : 08/14/2006

Instr No. : 06-1806066

MAILING ADDRESS: PAULA D CLEVELAND AS TRUSTEE OF THE PAULA D. CLEVELAND 2005 TRUST
 2251 E 118TH ST LOS ANGELES CA 90059

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1,2 Abbreviated Description: LOT:1,2 CITY:REGION/CLUSTER: 26/26631 WALTON
 TRACT LOTS 1 AND LOT 2 IMP1=COM,715SF,YB:1947,1STY;IMP2=COM,1
 UNIT,96SF,YB:1947,1STY.City/Muni/Twp: REGION/CLUSTER: 26/26631

MORTGAGES/LIENS

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

RECORDING REQUESTED BY
Paula D. Cleveland

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

06 1806066

Name: Paula D. Cleveland, Trustee
Address: 2251 East 118th Street
City Los Angeles, California 90059

Title Order No
Escrow No

TRUST TRANSFER DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) under penalty of perjury that the following is true and correct
THERE IS NO CONSIDERATION FOR THIS TRANSFER,

This is a Trust Transfer under § 62 of the Revenue and Taxation Code as a transfer to a revocable trust,
DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$ 0.00

Unincorporated area City of Los Angeles, and

(Excluded from Reappraisal
Under Proposition 131 e,
California Constitution Article
13A § 1 et Seq)

Paula D. Cleveland, a single woman

hereby GRANT(S) to

Paula D. Cleveland, as Trustee of the PAULA D. CLEVELAND 2005 TRUST, dated June 1, 2006

the following described real property in City of Los Angeles, County of Los Angeles, State of California

REAL PROPERTY COMMONLY KNOWN AS 11000 South Wilmington Avenue, Los Angeles, California 90059

LEGAL DESCRIPTION Lots 1 and 2 of Walton Tract, in the City of Los Angeles, as per map recorded in Book 6 page 194
of Maps, in the office of the County Recorder of Said County

A P N

Dated June 1, 2006

Paula D. Cleveland
Paula D. Cleveland

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } SS

On JUNE 26, 2006 before me, the
MARIA L. FIELD
undersigned, a Notary Public in and for said State, personally
appeared PAULA D. CLEVELAND

~~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

Notary Stamp or Seal

WITNESS my hand and official seal

Maria L. Field
NOTARY SIGNATURE

MARIA L. FIELD
NOTARY'S NAME (typed or legibly printed)



Mail Tax Statements as Directed Above
Form provided by Orange Coast Title Company

EXHIBIT B

ASSIGNED INSPECTOR: **BYRON BRASHEARS** Date: **June 1, 2016**
JOB ADDRESS: **1902 EAST 110TH STREET, LOS ANGELES, CA**
(AKA: **11000 WILMINGTON AVENUE, LOS ANGELES, CA**)
ASSESSORS PARCEL NO. (APN): **6067-005-001**

Last Full Title: **10/21/2015** Last Update to Title:
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). PAULA D CLEVELAND, TRUSTEE
THE PAULA D. CLEVELAND 2005 TRUST
2251 E 118TH ST
LOS ANGELES, CA 90059 CAPACITY: OWNER

Property Detail Report

For Property Located At:
11000 WILMINGTON AVE, LOS ANGELES, CA 90059-1242



CoreLogic
 RealQuest Professional

Owner Information

Bldg Card: 000 of 002

Owner Name: CLEVELAND PAULA D
 Mailing Address: 2251 E 118TH ST, LOS ANGELES CA 90059-2613 C023
 Vesting Codes: // TR

Location Information

Legal Description: WALTON TRACT LOTS 1 AND LOT 2
 County: LOS ANGELES, CA APN: 6067-005-001
 Census Tract / Block: 2431.00 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: WALTON
 Legal Book/Page: Map Reference: 58-E4 /
 Legal Lot: 2 Tract #:
 Legal Block: School District: LOS ANGELES
 Market Area: C37 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 08/14/2006 / 06/01/2006 Deed Type: TRUSTEE'S DEED(TRANSFER)
 Sale Price: 1st Mtg Document #:
 Document #: 1806066

Last Market Sale Information

Recording/Sale Date: 10/06/1978 / 1st Mtg Amount/Type: /
 Sale Price: \$13,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: /
 Document #: 1113042 2nd Mtg Amount/Type: /
 Deed Type: DEED (REG) 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$16.03
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: 06/30/1978 / Prior Lender:
 Prior Sale Price: \$17,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Year Built / Eff: 1947 /	Total Rooms/Offices	Garage Area:
Gross Area: 811	Total Restrooms:	Garage Capacity:
Building Area: 811	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAC2	Acres: 0.15	County Use: AUTO SVC SHOP (2600)
Lot Area: 6,501	Lot Width/Depth: x	State Use:
Land Use: AUTO REPAIR	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$46,693	Assessed Year: 2015	Property Tax: \$4,718.91
Land Value: \$14,676	Improved %: 69%	Tax Area: 6650
Improvement Value: \$32,017	Tax Year: 2015	Tax Exemption:
Total Taxable Value: \$46,693		

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

11000 WILMINGTON AVE, LOS ANGELES, CA 90059-1242**5 Comparable(s) Selected.**

Report Date: 06/01/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$13,000	\$200,000	\$350,000	\$291,250
Bldg/Living Area	811	760	817	800
Price/Sqft	\$16.03	\$250.00	\$431.03	\$359.18
Year Built	1947	1923	1986	1953
Lot Area	6,501	2,501	20,998	8,390
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$46,693	\$150,441	\$1,096,332	\$384,940
Distance From Subject	0.00	3.43	23.66	12.19

* = user supplied for search only

Comp #:	1	Distance From Subject:	3.43 (miles)
Address:	2015 E COMPTON BLVD, COMPTON, CA 90221-3548		
Owner Name:	CENTINELA INVESTMENT GROUP LLC		
Seller Name:	KHAJEHMOLAEI LEILA		
APN:	6183-013-001	Map Reference:	65-B3 /
County:	LOS ANGELES, CA	Census Tract:	5421.05
Subdivision:	12039	Zoning:	COCL*
Rec Date:	02/22/2016	Prior Rec Date:	04/13/2005
Sale Date:	02/01/2016	Prior Sale Date:	02/11/2005
Sale Price:	\$275,000	Prior Sale Price:	\$275,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	187295	Acres:	0.20
1st Mtg Amt:		Lot Area:	8,808
Total Value:	\$233,058	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	2	Distance From Subject:	4.57 (miles)
Address:	5820 SHULL ST, BELL GARDENS, CA 90201-6131		
Owner Name:	LA PIETRA ANTHONY & GRACIELA		
Seller Name:	JIMENEZ MARIO TRUST		
APN:	6230-001-007	Map Reference:	59-E2 /
County:	LOS ANGELES, CA	Census Tract:	5342.02
Subdivision:	11116	Zoning:	BGCM*
Rec Date:	11/24/2015	Prior Rec Date:	12/04/2000
Sale Date:	11/18/2015	Prior Sale Date:	11/27/2000
Sale Price:	\$200,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1476133	Acres:	0.08
1st Mtg Amt:	\$190,000	Lot Area:	3,502
Total Value:	\$150,441	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	3	Distance From Subject:	11.29 (miles)
Address:	11934 W WASHINGTON BLVD, CULVER CITY, CA 90066-5816		
Owner Name:	WASHINGTON CULVER II LP		
Seller Name:	WASHINGTON CULVER II LLC		
APN:	4233-017-014	Map Reference:	50-A3 /
County:	LOS ANGELES, CA	Census Tract:	7028.03
Subdivision:	2425	Zoning:	CCC3YY
Rec Date:	01/07/2016	Prior Rec Date:	12/28/2012
Sale Date:	12/07/2015	Prior Sale Date:	12/20/2012
Sale Price:		Prior Sale Price:	\$3,625,000
Sale Type:	N	Prior Sale Type:	FULL
Document #:	19199	Acres:	0.14
1st Mtg Amt:		Lot Area:	6,139
Total Value:	\$1,096,332	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/

Comp #:	4	Distance From Subject:	18.01 (miles)
Address:	10919 BURBANK BLVD, NORTH HOLLYWOOD, CA 91601-2523		
Owner Name:	GALSTYAN FAMILY LIVING TRUST		
Seller Name:	BALIAN BANOS & JULIETTE		
APN:	2415-006-003	Map Reference:	23-E1 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	7187	Zoning:	LAC2
Rec Date:	01/08/2016	Prior Rec Date:	06/01/1987
Sale Date:	01/06/2016	Prior Sale Date:	05/1987
Sale Price:	\$340,000	Prior Sale Price:	\$131,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	26232	Acres:	0.06
1st Mtg Amt:	\$340,000	Lot Area:	2,501
Total Value:	\$212,782	# of Stories:	1.00
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	817
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1947 / 1947
		Air Cond:	
		Pool:	
		Roof Mat:	ROLL COMPOSITION

Comp #:	5	Distance From Subject: 23.66 (miles)	
Address:	12341 BRANFORD ST, SUN VALLEY, CA 91352-1012		
Owner Name:	ALEXANDER ZATUCHNY LLC		
Seller Name:	MYASKOVSKY MICHAEL & SONYA		
APN:	2537-015-044	Map Reference:	9-C4 /
County:	LOS ANGELES, CA	Census Tract:	1047.03
Subdivision:	LOS ANGELES LAND & WATER COS	Zoning:	LAM2
Rec Date:	02/01/2016	Prior Rec Date:	07/31/1996
Sale Date:	01/25/2016	Prior Sale Date:	
Sale Price:	\$350,000	Prior Sale Price:	\$150,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	115112	Acres:	0.48
1st Mtg Amt:		Lot Area:	20,998
Total Value:	\$232,086	# of Stories:	
Land Use:	AUTO REPAIR	Park Area/Cap#:	/
		Building Area:	812
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1946 / 1946
		Air Cond:	
		Pool:	
		Roof Mat:	

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **June 01, 2016**

JOB ADDRESS: **1902 EAST 110TH STREET, LOS ANGELES, CA**

(AKA: **11000 WILMINGTON AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **6067-005-001**

CASE#: **74497**

ORDER NO: **A-3622720**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 07, 2014**

COMPLIANCE EXPECTED DATE: **October 12, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3622720

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**RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER**

**FRANK BUSH
EXECUTIVE OFFICER**

ORDER TO COMPLY

**PAULA D. CLEVELAND (TR), PAULA D CLEVELAND TRUST
2251 E 118TH ST
LOS ANGELES, CA 90059**

**CASE #: 74497
ORDER #: A-3622720
EFFECTIVE DATE: October 07, 2014
COMPLIANCE DATE: October 12, 2014**

PROPERTY OWNER OF

**SITE ADDRESS: 1902 E 110TH ST 1902-1904 E. 110TH ST
AKA: 11000 S WILMINGTON AVE**

ASSESSORS PARCEL NO.: 6067-005-001

ZONE: C2; Commercial Zone

NAME OF BUSINESS IN VIOLATION: PAULA D. CLEVELAND

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

VIOLATION(S):

Failure to pay Annual Inspection Fee.

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on July 16, 2014 and billed on invoice # 620467.

Failure to pay the above fees within **5 days** may result in referral of the case to a collections agency a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(c), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

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 day from the Compliance Date, will result in imposition of the fee noted below.



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

A proposed noncompliance fee in the amount of \$550.00 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 98.041 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 \$1,925.00.

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.

REVOCAION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

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.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26 F or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

1-3
1-10
1-17
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4-30

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector:



Date: October 02, 2014

JAMES VORHIS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3395
JAMES.H.VORHIS@lacity.org


REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **BYRON BRASHEARS**

Date: **June 1, 2016**

JOB ADDRESS: **1902 EAST 110TH STREET, LOS ANGELES, CA**

(AKA: **11000 WILMINGTON AVENUE, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **6067-005-001**

CASE#: **702548**

ORDER NO: **A-3924810**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 17, 2015**

COMPLIANCE EXPECTED DATE: **December 17, 2015**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3924810

1050429201608756

**BOARD OF
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**VAN AMBATIELOS
PRESIDENT**

**E. FELICIA BRANNON
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**CITY OF LOS ANGELES
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**DEPARTMENT OF
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**RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER**

**FRANK BUSH
EXECUTIVE OFFICER**

ORDER TO COMPLY AND NOTICE OF FEE

**PAULA D. CLEVELAND (TR), PAULA D CLEVELAND TRUST
2251 E 118TH ST
LOS ANGELES, CA 90059**

**CASE #: 702548
ORDER #: A-3924810
EFFECTIVE DATE: November 17, 2015
COMPLIANCE DATE: December 17, 2015**

OWNER OF

SITE ADDRESS: 1902 E 110TH ST AKA 11000 WILMINGTON AVE

ASSESSORS PARCEL NO.: 6067-005-001

ZONE: C2; Commercial 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. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire lot.

Comments: The commercial use of the property has changed without a change of use for the property as an auto body repair facility. Also other structures have been installed on the lot without required permits.

2. The open storage of unapproved structures in the C-2 zone is not allowed in the C-2 zone.

You are therefore ordered to: Discontinue the open storage of metal containers and refrigeration unit and other items in open storage on a lot approved for automotive repair which is not allowed in the C-2 zone.

Code Section(s) in Violation: 12.21A.1.(a) and 12.14 A of the L.A.M.C.

Location: Unapproved use is going on at various location on the lot.



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

Comments: Other uses are being conducted on the lot which are not approved. The last Certificate of Occupancy was for Automotive Body and Fender Shop in the approved building which is 30' x 25' built under building permit #1947LA06870 and changed in use under building permit #1979LA90943

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.

If you have any questions or require any additional information please feel free to contact me at (310)372-4530. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



MARSHALL RUMPF
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)372-4530

Marshall.Rumpf@lacity.org

MN 11-12-15

REVIEWED BY

Date: November 12, 2015