

BOARD OF  
BUILDING AND SAFETY  
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CALIFORNIA



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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

March 5, 2020

Council District: # 9

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

JOB ADDRESS: **4162 SOUTH VERMONT AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5020-033-003**  
Re: Invoice #747438-5, 758299-2

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: **4162 South Vermont Avenue, 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 LADBS'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 February 19, 2018 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 LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	307.02
Title Report fee	38.00
<b>Grand Total</b>	<b>\$ 3,901.58</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 **\$3,901.58** 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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,901.58** 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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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***Property Title Report***

***Work Order No. T16350***  
***Dated as of: 12/03/2019***

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

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***SCHEDULE A***  
***(Reported Property Information)***

***APN #: 5020-033-003***

***Property Address: 4162 S VERMONT AVE***

***City: Los Angeles***

***County: Los Angeles***

**VESTING INFORMATION**

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

***Grantee : MONTGOMERY, DERRICK***

***Grantor : BETTY J GILLIAM MONTGOMERY; THE VERNON MONTGOMERY TRUST***

***Deed Date : 11/16/2005***

***Recorded : 12/19/2005***

***Instr No. : 05-3118934***

***MAILING ADDRESS: MONTGOMERY, DERRICK***  
***10104 GRANDHAVEN AVE UPPER MARLBORO MD 20772***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot: 3,4 Tract No: 2628 Abbreviated Description: LOT:3,4 TR#:2628 TRACT # 2628 LOT 3 AND N 9.9  
FT MEASURED ON E AND W LINES OF LOT 4***

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD

05 3118934

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

9:21 AM DEC 19 2005

TITLE(S) : DEED



LEAD SHEET

FEE

FEE \$10 I  
2

D.T.T

NOTIFICATION SENT - \$4

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

50 20 - 033 - 003

001

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENT TO:

2  
05 3118934

Derrick Montgomery  
10104 Grandhaven Avenue  
Upper Marlboro, MD 20772

"This is a bonafide gift and the  
Grantor received nothing in return,  
R & T 11911"

### GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES:

A.P.N. 5020-033-003

Documentary Transfer Tax is \$ None

/ X / Computed on full value of property conveyed.

/ / Computed on full value less value of liens or encumbrances remaining at  
time of sale, and

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

Betty J. Gilliam Montgomery, Successor Trustee of The Vernon Montgomery Trust  
Dated May 19, 1999,

hereby GRANTS to

Derrick Montgomery, a married man as his sole and separate property,

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

LOT 3 AND THE NORTH 9.9 FEET MEASURED TO THE EAST AND WEST  
LINES OF LOT 4 OF TRACT NO. 2628, AS PER MAP RECORDED IN BOOK 25,  
PAGE 69 OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY  
RECORDER

*Commonly known as 4162 South Vermont Avenue, Los Angeles, CA*

The Grantor hereby declares:

The property conveyed is a transfer between parent and child under Proposition 58 found in the  
Revenue and Taxation Code Section 63.1, i.e., transfers of real property between parents and



05 3118934

children are excluded from reassessment. Accordingly, the homeowner's exemption from property taxes is applicable to the property.

Dated: November 16, 2005

Betty J. Gilliam Montgomery  
BETTY J. GILLIAM MONTGOMERY,  
Successor Trustee

STATE OF TENNESSEE

)  
) ss.

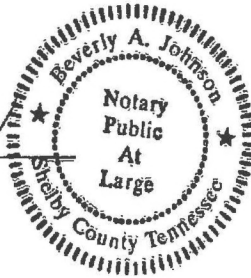
COUNTY OF SHELBY

)

On November 16, 2005 before me, Beverly A. Johnson, a Notary Public in and for said State, personally appeared Betty J. Gilliam Montgomery, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Beverly A. Johnson  
Notary Public



MY COMMISSION EXPIRES  
1-28-07

**EXHIBIT B**

ASSIGNED INSPECTOR: **MARIO CUEVAS**

**Date: March 5, 2020**

JOB ADDRESS: **4162 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5020-033-003**

Last Full Title: **12/03/2019**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- |                          |                 |
|--------------------------|-----------------|
| 1) DERRICK MONTGOMERY    |                 |
| 10104 GRANDHAVEN AVE     |                 |
| UPPER MARLBORO, MD 20772 | CAPACITY: OWNER |

**Property Detail Report**

For Property Located At :

4162 S VERMONT AVE, LOS ANGELES, CA 90037-1935



CoreLogic

RealQuest

**Owner Information**

Owner Name: MONTGOMERY DERRICK  
 Mailing Address: 10104 GRANDHAVEN AVE, UPPER MARLBORO MD 20772-6678 R011  
 Vesting Codes: MM // SE

**Location Information**

Legal Description: TRACT # 2628 LOT 3 AND N 9.9 FT MEASURED ON E AND W LINES OF LOT 4  
 County: LOS ANGELES, CA APN: 5020-033-003  
 Census Tract / Block: 2317.10 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: 2628  
 Legal Book/Page: 25-69 Map Reference: 51-F2 /  
 Legal Lot: 4 Tract #: 2628  
 Legal Block: School District: LOS ANGELES  
 Market Area: C34 School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

**Owner Transfer Information**

Recording/Sale Date: 12/19/2005 / 11/16/2005 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 3118934

**Last Market Sale Information**

Recording/Sale Date: / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 2nd Mtg Amount/Type: /  
 Deed Type: 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type:

**Property Characteristics**

Year Built / Eff: 1925 / 1925 Total Rooms/Offices  
 Gross Area: 6,650 Total Restrooms:  
 Building Area: 6,650 Roof Type:  
 Tot Adj Area: Roof Material:  
 Above Grade: Construction:  
 # of Stories: Foundation:  
 Other Improvements: Building Permit Exterior wall:  
 Basement Area:

Garage Area:  
 Garage Capacity:  
 Parking Spaces:  
 Heat Type:  
 Air Cond:  
 Pool:  
 Quality:  
 Condition:

**Site Information**

Zoning: LAC2 Acres: 0.14 County Use: AUTO SVC SHOP (2600)  
 Lot Area: 6,110 Lot Width/Depth: x State Use:  
 Land Use: AUTO REPAIR Commercial Units:  
 Site Influence: Sewer Type: Building Class:

**Tax Information**

Total Value: \$95,510 Assessed Year: 2019 Property Tax: \$1,823.27  
 Land Value: \$49,745 Improved %: 48% Tax Area: 6660  
 Improvement Value: \$45,765 Tax Year: 2018 Tax Exemption:  
 Total Taxable Value: \$95,510

**Comparable Sales Report**

For Property Located At

**4162 S VERMONT AVE, LOS ANGELES, CA 90037-1935****5 Comparable(s) Selected.**

Report Date: 03/10/2020

**Search Criteria:**

Maximum Number Of Comparables On Report	5
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	25
Months Back	80
Living Area Difference (%)	15
Land Use	AUTO REPAIR

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$610,000	\$30,000,000	\$12,725,200
Bldg/Living Area	6,650	5,850	7,505	6,732
Price/Sqft	\$0.00	\$87.37	\$5,128.21	\$1,932.97
Year Built	1925	1923	2014	1955
Lot Area	6,110	6,886	14,948	11,362
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	1.00	1.00	1.00
Total Value	\$95,510	\$657,205	\$8,701,904	\$3,833,458
Distance From Subject	0.00	1.71	2.37	2.22

\* = user supplied for search only

Comp #:

1

Address:

2945 S WESTERN AVE, LOS ANGELES, CA 90018-3051

Owner Name:

YASMEH BEHZAD/MISHAEL MITRA

Seller Name:

2945 WESTERN LLC

APN:

5053-005-020

Map Reference:

43-E5 /

Building Area:

6,598

County:

LOS ANGELES, CA

Census Tract:

2220.01

Total Rooms/Offices:

Subdivision:

HOPPER & SONS

Zoning:

LAC2

Total Restrooms:

WESTERN AVE

Rec Date:

11/14/2016

Prior Rec Date:

05/11/2006

Yr Built/Eff:

1930 /

Sale Date:

11/01/2016

Prior Sale Date:

04/06/2006

Air Cond:

NONE

Sale Price:

\$1,200,000

Prior Sale Price:

\$980,000

Pool:

Sale Type:

FULL

Prior Sale Type:

FULL

Roof Mat:

Document #:

1420607

Acres:

0.25

1st Mtg Amt:

Lot Area:

11,049

Total Value:

\$1,248,480

# of Stories:

Land Use:

AUTO REPAIR

Park Area/Cap#:

/

Distance From Subject:

1.71 (miles)

Comp #:	2	Distance From Subject: 2.30 (miles)
Address:	1835 S BONNIE BRAE ST, LOS ANGELES, CA 90006-5551	

Owner Name: <b>YB REAL ESTATE PROPERTIES III/LLC</b>			
Seller Name: <b>BOTACH SCHLOMO</b>			
APN: <b>5135-010-032</b>	Map Reference: <b>44-A4 /</b>	Building Area: <b>6,725</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2243.10</b>	Total Rooms/Offices:	
Subdivision: <b>WIESENDANGER CITY TR</b>	Zoning: <b>LAC2</b>	Total Restrooms:	
Rec Date: <b>02/23/2016</b>	Prior Rec Date: <b>12/31/1987</b>	Yr Built/Eff: <b>1923 / 1950</b>	
Sale Date: <b>12/08/2015</b>	Prior Sale Date: <b>12/1987</b>	Air Cond:	
Sale Price: <b>\$1,816,000</b>	Prior Sale Price: <b>\$275,000</b>	Pool:	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Roof Mat: <b>ROLL COMPOSITION</b>	
Document #: <b>190982</b>	Acres: <b>0.16</b>		
1st Mtg Amt:	Lot Area: <b>6,886</b>		
Total Value: <b>\$1,927,153</b>	# of Stories: <b>1</b>		
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>		

Comp #: <b>3</b>	Distance From Subject: <b>2.35 (miles)</b>		
Address: <b>610 W FLORENCE AVE, LOS ANGELES, CA 90044-6183</b>			
Owner Name: <b>SLE ENTERPRISES INC</b>			
Seller Name: <b>BOECKMANN K L &amp; T J TRUST</b>			
APN: <b>6020-028-005</b>	Map Reference: <b>52-A5 /</b>	Building Area: <b>6,982</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2377.10</b>	Total Rooms/Offices:	
Subdivision: <b>FIGUEROA BLVD TR</b>	Zoning: <b>LAC2</b>	Total Restrooms:	
Rec Date: <b>07/02/2014</b>	Prior Rec Date: <b>12/14/1994</b>	Yr Built/Eff: <b>1947 /</b>	
Sale Date: <b>06/04/2014</b>	Prior Sale Date:	Air Cond: <b>NONE</b>	
Sale Price: <b>\$610,000</b>	Prior Sale Price: <b>\$142,061</b>	Pool:	
Sale Type: <b>FULL</b>	Prior Sale Type:	Roof Mat:	
Document #: <b>683554</b>	Acres: <b>0.29</b>		
1st Mtg Amt:	Lot Area: <b>12,545</b>		
Total Value: <b>\$657,205</b>	# of Stories:		
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>		

Comp #: <b>4</b>	Distance From Subject: <b>2.35 (miles)</b>		
Address: <b>1607 S FLOWER ST, LOS ANGELES, CA 90015</b>			
Owner Name: <b>LR 1600 FIGUEROA LLC</b>			
Seller Name: <b>GEORGE E MCCALL FAMILY LP</b>			
APN: <b>5134-008-005</b>	Map Reference: <b>44-B4 /</b>	Building Area: <b>5,850</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2240.10</b>	Total Rooms/Offices:	
Subdivision: <b>1996</b>	Zoning: <b>LAC2</b>	Total Restrooms:	
Rec Date: <b>04/01/2016</b>	Prior Rec Date:	Yr Built/Eff: <b>2014 /</b>	
Sale Date: <b>03/15/2016</b>	Prior Sale Date:	Air Cond:	
Sale Price: <b>\$30,000,000</b>	Prior Sale Price:	Pool:	
Sale Type: <b>FULL</b>	Prior Sale Type:	Roof Mat:	
Document #: <b>365227</b>	Acres: <b>0.26</b>		
1st Mtg Amt: <b>\$22,500,000</b>	Lot Area: <b>11,383</b>		
Total Value: <b>\$6,632,549</b>	# of Stories:		
Land Use: <b>AUTO REPAIR</b>	Park Area/Cap#: <b>/</b>		

Comp #: <b>5</b>	Distance From Subject: <b>2.37 (miles)</b>		
Address: <b>1603 S FLOWER ST, LOS ANGELES, CA 90015</b>			
Owner Name: <b>LR 1600 FIGUEROA LLC</b>			
Seller Name: <b>GEORGE E MCCALL FAMILY LP</b>			
APN: <b>5134-008-007</b>	Map Reference: <b>44-B4 /</b>	Building Area: <b>7,505</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>2240.10</b>	Total Rooms/Offices:	
Subdivision: <b>LEMMERT TR</b>	Zoning: <b>LAC2</b>	Total Restrooms:	
Rec Date: <b>04/01/2016</b>	Prior Rec Date: <b>04/27/1988</b>	Yr Built/Eff: <b>1961 / 1992</b>	
Sale Date: <b>03/15/2016</b>	Prior Sale Date: <b>03/1988</b>	Air Cond:	
Sale Price: <b>\$30,000,000</b>	Prior Sale Price:	Pool:	
Sale Type: <b>FULL</b>	Prior Sale Type:	Roof Mat:	
Document #: <b>365227</b>	Acres: <b>0.34</b>		
1st Mtg Amt: <b>\$22,500,000</b>	Lot Area: <b>14,948</b>		

Total Value: **\$8,701,904**  
Land Use: **AUTO REPAIR**

# of Stories:  
Park Area/Cap#: **/**

# EXHIBIT D

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: March 5, 2020

JOB ADDRESS: **4162 SOUTH VERMONT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5020-033-003**

CASE NO.: 800856

ORDER NO.: A-4626253

EFFECTIVE DATE OF ORDER TO COMPLY: **February 19, 2018**

COMPLIANCE EXPECTED DATE: **March 21, 2018**

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

---

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-4626253



1050504201855869

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

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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

**SUBSTANDARD ORDER AND NOTICE OF FEE**

MONTGOMERY, DERRICK  
10104 GRANDHAVEN AVE  
UPPER MARLBORO, MD 20772

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

CASE #: 800856  
ORDER #: A-4626253  
EFFECTIVE DATE: February 19, 2018  
COMPLIANCE DATE: March 21, 2018

OWNER OF  
SITE ADDRESS: 4162 S VERMONT AVE

FEB 07 2018

ASSESSORS PARCEL NO.: 5020-033-003  
ZONE: C2; Commercial Zone

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

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. A Certificate of occupancy is required for the current use of the building.**

You are therefore ordered to: Obtain the required building permit and Certificate of Occupancy.

Code Section(s) in Violation: 12.26E.1.(a), 12.21A.1.(a). of the L.A.M.C.

Location: Throughout the building

**2. The approximate 50' x 100' remodel of the public garage was/is constructed without the required permits**

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

**and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).  
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the building.

Comments: rooms and a bathroom on the second floor/mezzanine were constructed.

**3. The building or premises is Substandard due to hazardous electrical wiring.**

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the building.

Comments: The electrical work in the building was done with out the required approvals.

**4. The building or premises is Substandard due to hazardous plumbing.**

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the building.

Comments: The plumbing work in the building was done with out the required approvals.

**5. Permit number(s) 06041-10000-26855 and 06042-10000-24434 has/have expired.**

You are therefore ordered to: 1) Renew the expired permit(s) and diligently pursue the remaining approximate 100 % of work to completion. OR 2) Demolish and remove the work described on the permit(s) and restore it to the condition which existed prior to the issuance of the permit.

Code Section(s) in Violation: 91.106.4.4.3, 91.5R106.4.4.3, 98.0602.(a) and 98.0602.(b) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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.

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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**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:**

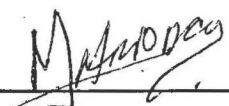
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)978-4497.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

  
MARIO CUEVAS  
4301 S CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4497  
Mario.Cuevas@lacity.org

Date: February 02, 2018

REVIEWED BY

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