

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES



KAREN BASS
MAYOR

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

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

JOHN WEIGHT
EXECUTIVE OFFICER

November 9, 2024

Council District: # 3

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

JOB ADDRESS: **21036 WEST RUNNYMEDE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2112-012-026**
Re: Invoice #813534-4

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: **21036 West Runnymede 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.

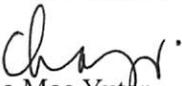
Pursuant to Section 98.0421, the property owner was issued an order on April 28, 2020, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

| <u>Description</u> | <u>Amount</u> |
|----------------------------------|------------------|
| Code Violation Investigation fee | 336.00 |
| System Development Surcharge | 20.16 |
| Title Report fee | 30.00 |
| Grand Total | \$ 386.16 |

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 **\$386.16** 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 **\$386.16** 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

Lien confirmed by
City Council on:



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17975
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2112-012-026

Property Address: 21036 W RUNNYMEDE ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: LUIS ERNESTO LANDAVERDE

Grantor: LUIS FELIPE LANDAVERDE AND CONSUELO LOPEZ DE LANDAVERDE

Deed Date : 04/23/2018

Recorded : 04/24/2018

Instr No. : 18-0395675

MAILING ADDRESS: LUIS ERNESTO LANDAVERDE
21036 RUNNYMEDE ST, CANOGA PARK, CA 91303-1425

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 26 Tract No: 9801 Brief Description: TR=9801 POR OF LOT 26

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180395675



Pages:
0003

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

04/24/18 AT 01:26PM

| | |
|--------|---------------|
| FEES: | 25.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| SB2: | 75.00 |
| PAID: | <u>100.00</u> |



LEADSHEET



201804241900018

00015161055



009043415

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

Luis Ernesto Landaverde

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Luis Ernesto Landaverde
21036 Runnymede Street
Canoga Park, Ca. 91303

APN: 2112-012-026

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$ NONE** County computed on the full value of the interest of property conveyed, or computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. XX OR transfer is EXEMPT from tax for the following reason: THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN R & T11911.

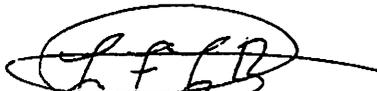
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Luis Felipe Landaverde and Consuelo Lopez De Landaverde, Husband and Wife as Joint Tenants

HEREBY GRANT(S) to Luis Ernesto Landaverde, an Unmarried Man

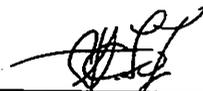
All that real property situated in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 26 in Tract no. 9801 as per map thereof recorded in book 139, page(s) 97 and 98 of Maps in the office of the County Recorder of said County

Commonly Known As: 21036 Runnymede Street, Canoga Park, CA 91303

April 23, 2018



Luis Felipe Landaverde



Consuelo Lopez De Landaverde

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 04/23/2018, before me, Araceli Fuentes, a Notary Public

personally appeared Luis Felipe Landaverde and Consuelo Lopez De Landaverde

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Araceli Fuentes

(SEAL)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 04/23/2018 before me, Araceli Fuentes
Date Here Insert Name and Title of the Officer
personally appeared Luis Felipe Landaverde and
Name(s) of Signer(s)
Consuelo Lopez De Landaverde

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed Document Date: 04/23/2018
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT B

ASSIGNED INSPECTOR: **JOEL GUARDADO**

Date: **November 9, 2024**

JOB ADDRESS: **21036 WEST RUNNYMEDE STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2112-012-026**

Last Full Title: **04/23/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) LUIS ERNESTO LANDAVERDE
21036 RUNNYMEDE STREET
CANOGA PARK, CA 91303-1425

CAPACITY: OWNER

Property Detail Report

For Property Located At :
21036 RUNNYMEDE ST, CANOGA PARK, CA 91303-1425



RealQuest

Owner Information

Owner Name: **LANDAVERDE LUIS E**
 Mailing Address: **21036 RUNNYMEDE ST, CANOGA PARK CA 91303-1425 C005**
 Vesting Codes: **//**

Location Information

| | | | |
|-----------------------|------------------------------|-----------------------|--------------|
| Legal Description: | TR=9801 POR OF LOT 26 | APN: | 2112-012-026 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 1340.01 / 1 | Subdivision: | 9801 |
| Township-Range-Sect: | | Map Reference: | 12-D3 / |
| Legal Book/Page: | 139-97 | Tract #: | 9801 |
| Legal Lot: | 26 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | LOS ANGELES |
| Market Area: | CP | Munic/Township: | LOS ANGELES |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|-------------------------|---------------------|------------|
| Recording/Sale Date: | 04/24/2018 / 04/23/2018 | Deed Type: | GRANT DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 395675 | | |

Last Market Sale Information

| | | | |
|----------------------|----------------------|-------------------------|------------------|
| Recording/Sale Date: | 03/21/1989 / 01/1989 | 1st Mtg Amount/Type: | \$143,950 / CONV |
| Sale Price: | \$159,950 | 1st Mtg Int. Rate/Type: | / ADJ |
| Sale Type: | FULL | 1st Mtg Document #: | 436936 |
| Document #: | 436934 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$152.62 |
| New Construction: | | Multi/Split Sale: | |
| Title Company: | | | |
| Lender: | PLAZA S&L | | |
| Seller Name: | HILLS JOE Q | | |

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

| | | | | | |
|-------------------|-------------|--------------------|---------------------|----------------|---------------|
| Gross Area: | | Parking Type: | GARAGE | Construction: | |
| Living Area: | 1,048 | Garage Area: | | Heat Type: | HEATED |
| Tot Adj Area: | | Garage Capacity: | | Exterior wall: | STUCCO |
| Above Grade: | | Parking Spaces: | 2 | Porch Type: | |
| Total Rooms: | 6 | Basement Area: | | Patio Type: | COVERED PATIO |
| Bedrooms: | 3 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 2 / | Basement Type: | | Air Cond: | |
| Year Built / Eff: | 1942 / 1943 | Roof Type: | | Style: | CONVENTIONAL |
| Fireplace: | / | Foundation: | SLAB | Quality: | AVERAGE |
| # of Stories: | 1 | Roof Material: | COMPOSITION SHINGLE | Condition: | AVERAGE |

Other Improvements:

Site Information

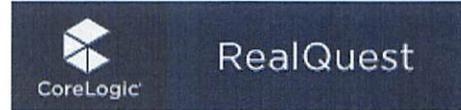
| | | | | | |
|-----------------|-------|------------------|------|-------------|----------------------------|
| Zoning: | LAR1 | Acres: | 0.19 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 8,361 | Lot Width/Depth: | x | State Use: | |
| Land Use: | SFR | Res/Comm Units: | 1 / | Water Type: | PUBLIC |
| Site Influence: | | | | Sewer Type: | PUBLIC SERVICE |

Tax Information

| | | | | | |
|----------------------|-----------|----------------|------|----------------|------------|
| Total Value: | \$378,745 | Assessed Year: | 2023 | Property Tax: | \$4,801.78 |
| Land Value: | \$266,307 | Improved %: | 30% | Tax Area: | 8852 |
| Improvement Value: | \$112,438 | Tax Year: | 2023 | Tax Exemption: | |
| Total Taxable Value: | \$378,745 | | | | |

Comparable Sales Report

For Property Located At



21036 RUNNYMEDE ST, CANOGA PARK, CA 91303-1425

2 Comparable(s) Selected.

Report Date: 05/08/2024

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-----------|-------------|-------------|
| Sale Price | \$159,950 | \$832,000 | \$2,720,000 | \$1,776,000 |
| Bldg/Living Area | 1,048 | 1,038 | 1,143 | 1,090 |
| Price/Sqft | \$152.62 | \$801.54 | \$2,379.70 | \$1,590.62 |
| Year Built | 1942 | 1951 | 1952 | 1951 |
| Lot Area | 8,361 | 6,386 | 6,788 | 6,587 |
| Bedrooms | 3 | 2 | 3 | 2 |
| Bathrooms/Restrooms | 2 | 1 | 1 | 1 |
| Stories | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$378,745 | \$599,168 | \$877,200 | \$738,184 |
| Distance From Subject | 0.00 | 0.16 | 0.17 | 0.17 |

*= user supplied for search only

| | | | | |
|--------------|--|-------------------|------------|------------------------------------|
| Comp #:1 | | | | Distance From Subject:0.16 (miles) |
| Address: | 21011 COVELLO ST, CANOGA PARK, CA 91303-1403 | | | |
| Owner Name: | CAUBLE CLANCY/ORANTES JUAN | | | |
| Seller Name: | POWELL STEVEN A | | | |
| APN: | 2112-001-067 | Map Reference: | 12-D3 / | Living Area: 1,038 |
| County: | LOS ANGELES, CA | Census Tract: | 1340.01 | Total Rooms: 5 |
| Subdivision: | 17129 | Zoning: | LAR1 | Bedrooms: 3 |
| Rec Date: | 10/19/2023 | Prior Rec Date: | 08/28/2019 | Bath(F/H): 1 / |
| Sale Date: | 10/03/2023 | Prior Sale Date: | 08/06/2019 | Yr Built/Eff: 1952 / 1954 |
| Sale Price: | \$832,000 | Prior Sale Price: | \$570,000 | Air Cond: |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: |
| Document #: | 714241 | Acres: | 0.16 | Fireplace: / |
| 1st Mtg Amt: | \$816,930 | Lot Area: | 6,788 | Pool: POOL |
| Total Value: | \$599,168 | # of Stories: | 1 | Roof Mat: COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: PARKING AVAIL |

| | | | | | |
|--------------|---|-------------------|------------|------------------------|------------------------|
| Comp #: | 2 | | | Distance From Subject: | 0.17 (miles) |
| Address: | 7306 INDEPENDENCE AVE, CANOGA PARK, CA 91303-1722 | | | | |
| Owner Name: | ESHAGIAN JOSEPH | | | | |
| Seller Name: | GI PROPERTY 45 LLC | | | | |
| APN: | 2112-016-002 | Map Reference: | 12-D3 / | Living Area: | 1,143 |
| County: | LOS ANGELES, CA | Census Tract: | 1340.01 | Total Rooms: | 5 |
| Subdivision: | 8722 | Zoning: | LAR3 | Bedrooms: | 2 |
| Rec Date: | 10/24/2023 | Prior Rec Date: | 09/22/2021 | Bath(F/H): | 1 / |
| Sale Date: | 09/20/2023 | Prior Sale Date: | 09/02/2021 | Yr Built/Eff: | 1951 / 1951 |
| Sale Price: | \$2,720,000 | Prior Sale Price: | \$860,000 | Air Cond: | EVAP COOLER |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | CONVENTIONAL |
| Document #: | 724491 | Acres: | 0.15 | Fireplace: | / |
| 1st Mtg Amt: | | Lot Area: | 6,386 | Pool: | |
| Total Value: | \$877,200 | # of Stories: | 1 | Roof Mat: | COMPOSITION SHINGLE |
| Land Use: | SFR | Park Area/Cap#: | / | Parking: | DETACHED GARAGE |

EXHIBIT D

ASSIGNED INSPECTOR: **JOEL GUARDADO**
JOB ADDRESS: **21036 WEST RUNNYMEDE STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2112-012-026**

Date: **November 9, 2024**

CASE NO.: **881903**
ORDER NO.: **A-5288788**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 28, 2020**
COMPLIANCE EXPECTED DATE: **May 28, 2020**
DATE COMPLIANCE OBTAINED: **No Compliance to date**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5288788

10604262021108354

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATELOS
PRESIDENT**

**JAVIER NUNEZ
VICE-PRESIDENT**

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

**CITY OF LOS ANGELES
CALIFORNIA**



**ERIC GARCETTI
MAYOR**

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

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

SUBSTANDARD ORDER AND NOTICE OF FEE

**LUIS F AND CONSUELO L LANDAVERDE
21036 RUNNYMEDE ST
CANOGA PARK, CA 91303**

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

APR 24 2020

**CASE #: 881903
ORDER #: A-5288788
EFFECTIVE DATE: April 28, 2020
COMPLIANCE DATE: May 28, 2020**

OWNER OF

SITE ADDRESS: 21036 W RUNNYMEDE ST

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

Initialed by PLM

ASSESSORS PARCEL NO.: 2112-012-026

ZONE: R1; One-Family 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:

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. Discontinue the parking and storage of any commercial vehicle on private property which exceeds a registered net weight of 5,600 pounds**

You are therefore ordered to: Remove the commercial vehicles from the property.

Code Section(s) in Violation: 12.03 and 12.21A.1(a) of the L.A.M.C.

Location: Entire property

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

2. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Attached to the rear of the single family dwelling.

Comments: Demolish and remove or obtain the required permits and approvals for the approximate 10'x50' structure that was constructed without permits and approvals.

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.

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>

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.

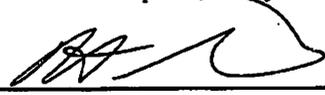


CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

10604262021108354

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)374-9864.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: March 19, 2020

RICHARD SIMONS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864
Richard.Simons@lacity.org


REVIEWED BY

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