

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CALIFORNIA



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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

January 22, 2025

Council District: # 6

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

JOB ADDRESS: **17038 WEST HARTLAND STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2230-009-013**
Re: Invoice #853768-7, #880689-5

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: **17038 West Hartland 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.

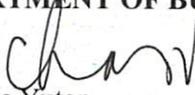
In addition, pursuant to Section 98.0421, the property owner was issued an order on November 30, 2021 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge Late Fee	50.40
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	317.75
Title Report fee	30.00
Grand Total	\$ 3,904.31

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 **\$3,904.31** 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 **\$3,904.31** 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 L. 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. T17965
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2230-009-013

Property Address: 17038 W HARTLAND ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee: MICHAEL S. SOLAKIAN AND KNARIG SOLAKIAN

Grantor: MICHAEL S. SOLAKIAN

Deed Date : 10/23/2002

Recorded : 10/30/2002

Instr No. : 02-2581261

***MAILING ADDRESS: MICHAEL S. SOLAKIAN AND KNARIG SOLAKIAN
17038 HARTLAND ST, VAN NUYS, CA 91406-4523***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 267 Tract No: 15441 Brief Description: TRACT # 15441 LOT 267

MORTGAGES/LIENS

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



LEAD SHEET

02 2581261

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
OCT 30 2002 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

FEE
\$7
VV

D.T.T.

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

2 2 3 0 0 0 9 0 1 3

0 0 1

THIS FORM IS NOT TO BE DUPLICATED

FIDELITY-TARZANA

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE COMPANY
AND WHEN RECORDED MAIL TO:

02 2581261

J

MR. AND MRS. MICHAEL S. SOLAKIAN
17038 HARTLAND STREET
VAN NUYS, CA 91406

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 00-12862

TITLE ORDER NO. 19180819

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$NONE

"THIS IS A BONAFIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911"

- [..] computed on full value of property conveyed, or
- [] computed on full value less value of liens or encumbrances remaining at time of sale.
- [X] Unincorporated area [] City of , AND

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

MICHAEL S. SOLAKIAN, A Single Man

hereby GRANT(s) to:

MICHAEL S. SOLAKIAN and KNARIG SOLAKIAN, Husband and Wife as Joint Tenants

the real property in the , County of Los Angeles, State of California, described as:
Lot 267 in Tract No. 15441 as per Map recorded in Book 343, Pages 23, and 30 of Maps, in the Office
of the County Recorder of Los Angeles County, California. 349

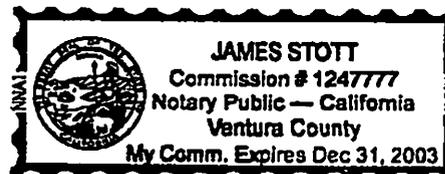
ALSO KNOWN AS: 17038 HARTLAND STREET, VAN NUYS, CA 91406
A.P. # 2230-9-13

DATED October 23, 2002
STATE OF CALIFORNIA
COUNTY OF Ventura
On 10/23/02
before me, James Stott
a Notary Public in and for said State, personally appeared
Michael S. Solakian

Michael S. Solakian

Michael S. Solakian

~~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 _____

(This area for official notarial seal)

Mail tax statements to: MR. AND MRS. MICHAEL S. SOLAKIAN, 17038 HARTLAND STREET, VAN NUYS, CA 91406

EXHIBIT B

ASSIGNED INSPECTOR: MICKEY YAMASHITA
JOB ADDRESS: 17038 WEST HARTLAND STREET, LOS ANGELES, CA
ASSESSOR PARCEL NO. (APN): 2230-009-013

Date: January 22, 2025

Last Full Title: 04/23/2024

Last Update to Title:

.....

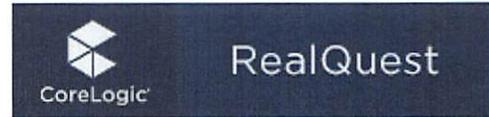
LIST OF OWNERS AND INTERESTED PARTIES

1) MICHAEL S. SOLAKIAN AND KNARIG SOLAKIAN
17038 HARTLAND STREET
VAN NUYS, CA 91406-4523

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
17038 HARTLAND ST, VAN NUYS, CA 91406-4523



Owner Information

Owner Name: **SOLAKIAN MICHAEL S/SOLAKIAN KNARIG**
 Mailing Address: **17038 HARTLAND ST, VAN NUYS CA 91406-4523 C028**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 15441 LOT 267		
County:	LOS ANGELES, CA	APN:	2230-009-013
Census Tract / Block:	1320.02 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	15441
Legal Book/Page:	349-29	Map Reference:	14-E4 /
Legal Lot:	267	Tract #:	15441
Legal Block:		School District:	LOS ANGELES
Market Area:	LKBL	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	10/30/2002 / 10/23/2002	Deed Type:	INDIVIDUAL GRANT DEED
Sale Price:		1st Mtg Document #:	2581262
Document #:	2581261		

Last Market Sale Information

Recording/Sale Date:	04/11/1986 /	1st Mtg Amount/Type:	/
Sale Price:	\$9,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	448550	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$8.32
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	04/27/1983 /	Prior Lender:	
Prior Sale Price:	\$89,500	Prior 1st Mtg Amt/Type:	\$85,000 / CONV
Prior Doc Number:	463426	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,082	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE

Site Information

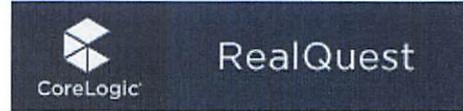
Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,602	Lot Width/Depth:	60 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$194,345	Assessed Year:	2023	Property Tax:	\$2,586.58
Land Value:	\$77,734	Improved %:	60%	Tax Area:	16
Improvement Value:	\$116,611	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$194,345				

Comparable Sales Report

For Property Located At



17038 HARTLAND ST, VAN NUYS, CA 91406-4523

4 Comparable(s) Selected.

Report Date: 05/09/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$9,000	\$640,750	\$855,000	\$748,938
Bldg/Living Area	1,082	926	1,184	1,058
Price/Sqft	\$8.32	\$654.56	\$782.94	\$710.68
Year Built	1949	1949	1950	1949
Lot Area	6,602	6,002	6,961	6,422
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$194,345	\$68,271	\$305,941	\$178,998
Distance From Subject	0.00	0.33	0.44	0.39

*= user supplied for search only

Comp #:1				Distance From Subject:0.33 (miles)	
Address:	16936 GAULT ST, VAN NUYS, CA 91406-3605				
Owner Name:	COOMBE RYAN				
Seller Name:	HOWARD STEPHANIE D TRUST				
APN:	2227-030-007	Map Reference:	14-F4 /	Living Area:	1,184
County:	LOS ANGELES, CA	Census Tract:	1320.02	Total Rooms:	4
Subdivision:	15441	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/31/2023	Prior Rec Date:	10/05/2011	Bath(F/H):	2 /
Sale Date:	08/11/2023	Prior Sale Date:	07/28/2011	Yr Built/Eff:	1949 / 1966
Sale Price:	\$855,000	Prior Sale Price:	\$214,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	580862	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$678,000	Lot Area:	6,362	Pool:	
Total Value:	\$305,941	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2 Distance From Subject:0.38 (miles)
 Address: **16944 ENADIA WAY, VAN NUYS, CA 91406-3601**
 Owner Name: **TON-THAT TONY/DO THUY T X**
 Seller Name: **BINGER PAUL**
 APN: **2227-028-008** Map Reference: **14-E3 /** Living Area: **938**
 County: **LOS ANGELES, CA** Census Tract: **1320.02** Total Rooms: **4**
 Subdivision: **15441** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **08/31/2023** Prior Rec Date: **06/26/2001** Bath(F/H): **1 /**
 Sale Date: **08/23/2023** Prior Sale Date: **05/22/2001** Yr Built/Eff: **1949 / 1949**
 Sale Price: **\$640,750** Prior Sale Price: **\$176,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **581155** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$240,750** Lot Area: **6,362** Pool:
 Total Value: **\$254,885** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:3 Distance From Subject:0.41 (miles)
 Address: **16951 ENADIA WAY, VAN NUYS, CA 91406-3602**
 Owner Name: **MENDOZA FAMILY LIVING TRUST**
 Seller Name: **MARSHALL T & K G F/TR**
 APN: **2227-026-013** Map Reference: **14-F3 /** Living Area: **926**
 County: **LOS ANGELES, CA** Census Tract: **1320.02** Total Rooms: **4**
 Subdivision: **15441** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **11/17/2023** Prior Rec Date: **10/17/1986** Bath(F/H): **1 /**
 Sale Date: **11/09/2023** Prior Sale Date: Yr Built/Eff: **1949 / 1949**
 Sale Price: **\$725,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **795656** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: Lot Area: **6,002** Pool:
 Total Value: **\$68,271** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.44 (miles)
 Address: **17122 SHERMAN WAY, VAN NUYS, CA 91406-3617**
 Owner Name: **DUPRE MICHELLE/FURMAN CORRINE**
 Seller Name: **MILLER FAMILY LIVING TRUST**
 APN: **2227-021-004** Map Reference: **14-E3 /** Living Area: **1,184**
 County: **LOS ANGELES, CA** Census Tract: **1320.02** Total Rooms: **5**
 Subdivision: **15968** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/15/2023** Prior Rec Date: **04/20/1971** Bath(F/H): **1 /**
 Sale Date: **08/21/2023** Prior Sale Date: Yr Built/Eff: **1950 / 1952**
 Sale Price: **\$775,000** Prior Sale Price: **\$26,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **615576** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **\$530,000** Lot Area: **6,961** Pool: **POOL**
 Total Value: **\$86,897** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

EXHIBIT D

ASSIGNED INSPECTOR: **MICKEY YAMASHITA**
JOB ADDRESS: **17038 WEST HARTLAND STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2230-009-013**

Date: **January 22, 2025**

CASE NO.: **929832**
ORDER NO.: **A-5615538**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 30, 2021**
COMPLIANCE EXPECTED DATE: **December 30, 2021**
DATE COMPLIANCE OBTAINED: **No Compliance to date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5615538

1011012202217571643

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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BUILDING AND SAFETY
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LOS ANGELES, CA 90012

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

JOHN WEIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

SOLAKIAN, MICHAEL S AND KNARIG
17038 HARTLAND ST
VAN NUYS, CA 91406

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

NOV 19 2021

CASE #: 929832
ORDER #: A-5615538
EFFECTIVE DATE: November 30, 2021
COMPLIANCE DATE: December 30, 2021

OWNER OF
SITE ADDRESS: 17038 W HARTLAND ST
ASSESSORS PARCEL NO.: 2230-009-013
ZONE: R1; One-Family Zone

To the address as shown on the
last equalized assessment roll.
Initialed by: *[Signature]*

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

You are therefore ordered to: 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.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

- 2. Unapproved occupancy or use of the garages as dwelling units.

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

You are therefore ordered to: 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: 91.104.2.5, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: An attached and a detached garage have been made dwellings.

3. The remodel of the garages were constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), 2) AND restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 93.0201, 93.0104, 93.103.1, 94.103.1.1, 95.112.1, 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.

Comments: An attached and a detached garage have been made dwellings.

4. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), 2) AND restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

5. 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.

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.

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

201101220021751643

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.

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.

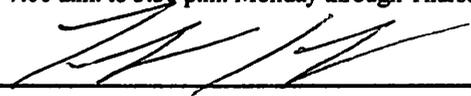
NOTE:

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

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 Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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)374-9848. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: November 01, 2021

THOMAS WOODS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9848
thomas.woods@lacity.org


REVIEWED BY

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