

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

CITY OF LOS ANGELES
CALIFORNIA



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 26, 2024

Council District: # 6

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

JOB ADDRESS: **15458 WEST PARTHENIA STREET, LOS ANGELES, CA**
AKA: 15454 WEST PARTHENIA STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): **2654-020-033**
Re: Invoice #858933-0

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: **15458 West Parthenia Street, Los Angeles, CA (AKA: 15454 West Parthenia 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 February 23, 2022, 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

 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. T17990
Dated as of: 04/23/2024

Prepared for: City of Los Angeles

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

APN #: 2654-020-033

Property Address: 15458 W PARTHENIA ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: INDIVIDUAL GRANT DEED

Grantee : MARY F. CHALCO

Grantor : SHIRLEY FERGUSON FINLEY

Deed Date : 03/03/2005 Recorded : 04/18/2005

Instr No. : 05-0885558

MAILING ADDRESS: MARY F. CHALCO
5440 AMESTOY AVE, ENCINO, CA 91316-2614

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 335 Tract No: 2899 Brief Description: TRACT NO 2899 W 75 FT OF E 295 FT (EX OF STS) OF LOT 335

MORTGAGES/LIENS

Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST

Recording Date: 11/06/2014 Document #: 14-1179059

Loan Amount: \$398,400

Lender Name: SECURITY CONNECTIONS, INC.

Borrowers Name: MARY F. CHALCO

MAILING ADDRESS: SECURITY CONNECTIONS, INC.
240 TECHNOLOGY DRIVE IDAHO FALLS, ID 83401

This page is part of your document - DO NOT DISCARD

05 0885558

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
04/18/05 AT 08:00am

TITLE(S) : DEED



FEE

FEE \$30	F
A.F.N.F. 94	2

D.T.T.
\$ 547.80
\$ 2,241.-

NOTIFICATION SENT \$41 ©

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

2654 - 020 - 030

881

THIS FORM IS NOT TO BE DUPLICATED

4/18/05

2

RECORDING REQUESTED BY
Equity Title Company
AND WHEN RECORDED MAIL TO

05 0885558

Ms. Mary F. Chalco
5440 Amestoy Avenue
Encino, CA 91316

520141

THIS SPACE FOR RECORDER'S USE ONLY

ESCROW NO 18523-J

TITLE ORDER NO LA0520141

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$547.80 L.A. County 80/\$2,241.00 L.A. City 44

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☐ Unincorporated area ☒ City of Los Angeles, AND

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

SHIRLEY FERGUSON FINLEY

hereby GRANT(s) to:

MARY F. CHALCO, a Married Woman, as Her Sole and Separate Property

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

LEGAL DESCRIPTION PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ALSO KNOWN AS. 15454 Parthenia Street, North Hills, CA 91343

A.P. # 2654-020-033

DATED March 3, 2005

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On April 5, 2005

before me, James P. Vitale

a Notary Public in and for said State, personally appeared

Shirley Ferguson Finley

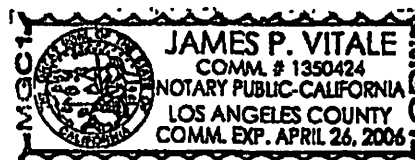
Shirley Ferguson Finley
Shirley Ferguson Finley

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

James P. Vitale
James P. Vitale

Mail tax statements to same as above



(This area for official notarial seal)

2654-20-33

4/18/05

3

EXHIBIT A LEGAL DESCRIPTION

Lot 335 of Tract No. 2899, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 34 of Maps, in the office of the County recorder of said County.

EXCEPT the West 10 feet thereof conveyed to the City of Los Angeles for street purposes.

ALSO EXCEPT the East 220 feet thereof.

05 0885558

This page is part of your document - DO NOT DISCARD



20141179059



Pages:
0002

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

11/06/14 AT 08:15AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201411062870008

00009816625



006483959

SEQ:
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

PREPARED BY AND RECORDING REQUESTED BY:
SECURITY CONNECTIONS, INC.
WHEN RECORDED MAIL TO:
SECURITY CONNECTIONS, INC.
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401

CALIFORNIA
COUNTY OF LOS ANGELES
LOAN NO. 2000070761



CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, RESIDENTIAL CREDIT SOLUTIONS, INC., located at 4708 MERCANTILE DRIVE, FORT WORTH, TX 76137, Assignor, does hereby assign to FEDERAL NATIONAL MORTGAGE ASSOCIATION, located at 3900 WISCONSIN AVE, WASHINGTON, DC 20016, Assignee, its successors and assigns, all beneficial interest under that certain Deed of Trust dated APRIL 07, 2005, executed by MARY F CHALCO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, Trustor, to EQUITY TITLE COMPANY, Trustee, for the benefit of FIRST FRANKLIN, A DIVISION OF NATIONAL CITY BANK OF INDIANA, Original Beneficiary, and recorded on APRIL 18, 2005 as Instrument No. 050885559 in the Official Records of the County Recorder's Office of the County of LOS ANGELES, State of CALIFORNIA.

AS DESCRIBED IN SAID DEED OF TRUST REFERRED TO HEREIN

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed this OCTOBER 10, 2014.
RESIDENTIAL CREDIT SOLUTIONS, INC.


TIFFANY BITSOI, ASSISTANT VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On OCTOBER 10, 2014, before me, JILL KENDRICK, personally appeared TIFFANY BITSOI known to me to be the ASSISTANT VICE PRESIDENT of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


JILL KENDRICK (COMMISSION EXP. 09/15/2020)
NOTARY PUBLIC

JILL KENDRICK
NOTARY PUBLIC
STATE OF IDAHO



EXHIBIT B

ASSIGNED INSPECTOR: MICKEY YAMASHITA

Date: November 26, 2024

JOB ADDRESS: 15458 WEST PARTHENIA STREET, LOS ANGELES, CA

AKA: 15454 WEST PARTHENIA STREET, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2654-020-033

Last Full Title: 04/23/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) MARY F. CHALCO
5440 AMESTOY AVENUE
ENCINO, CA 91316-2614

CAPACITY: OWNER

2) SECURITY CONNECTIONS, INC.
240 TECHNOLOGY DRIVE
IDAHO FALLS, ID 83401

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

15454 PARTHENIA ST, NORTH HILLS, CA 91343-5108

RealQuest

Owner Information

Owner Name: **CHALCO MARY F**
 Mailing Address: **5440 AMESTOY AVE, ENCINO CA 91316-2614 C034**
 Vesting Codes: **MW // SE**

Location Information

Legal Description: **TRACT NO 2899 W 75 FT OF E 295 FT (EX OF STS) OF LOT 335**
 County: **LOS ANGELES, CA** APN: **2654-020-033**
 Census Tract / Block: **1174.08 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **2899**
 Legal Book/Page: **30-34** Map Reference: **15-C1 /**
 Legal Lot: **335** Tract #: **2899**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **NOH** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **04/18/2005 / 03/03/2005** 1st Mtg Amount/Type: **\$398,400 / CONV**
 Sale Price: **\$498,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **885559**
 Document #: **885558** 2nd Mtg Amount/Type: **/**
 Deed Type: **INDIVIDUAL GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$210.93**
 New Construction: Multi/Split Sale:
 Title Company: **EQUITY TITLE CO.**
 Lender: **FIRST FRANKLIN FIN'L CORP**
 Seller Name: **FINLEY SHIRLEY F**

Prior Sale Information

Prior Rec/Sale Date: **03/21/1980 /** Prior Lender:
 Prior Sale Price: **\$72,500** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Year Built / Eff:	1906 / 1930	Total Rooms/Offices		Garage Area:	
Gross Area:	2,361	Total Restrooms:	2	Garage Capacity:	
Building Area:	2,361	Roof Type:		Parking Spaces:	2
Tot Adj Area:		Roof Material:		Heat Type:	CENTRAL
Above Grade:		Construction:		Air Cond:	NONE
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LARA	Acres:	0.18	County Use:	STORE & OFFICE (1200)
Lot Area:	7,790	Lot Width/Depth:	x	State Use:	
Land Use:	STORES & OFFICES	Res/Comm Units:	2 / 2	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$667,198	Assessed Year:	2023	Property Tax:	\$8,607.02
Land Value:	\$437,300	Improved %:	34%	Tax Area:	8859
Improvement Value:	\$229,898	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$667,198				

Comparable Sales Report

For Property Located At



RealQuest

15454 PARTHENIA ST, NORTH HILLS, CA 91343-5108**3 Comparable(s) Selected.**

Report Date: 05/23/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$498,000	\$450,000	\$1,500,000	\$888,333
Bldg/Living Area	2,361	2,018	2,661	2,365
Price/Sqft	\$210.93	\$169.11	\$621.12	\$381.51
Year Built	1906	1957	2002	1975
Lot Area	7,790	5,288	7,026	6,112
Bedrooms	4	0	0	0
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$667,198	\$73,457	\$702,288	\$384,049
Distance From Subject	0.00	16.65	24.95	21.40

* = user supplied for search only

Comp #: 1

Address: 1702 S HOOVER ST, LOS ANGELES, CA 90006-4962

Owner Name: DR JOO PROPERTY MANAGEMENT LLC

Seller Name: FUENTES FERMIN M L/TR

APN: 5135-010-035

Map Reference: 44-A4 /

Building Area: 2,415

County: LOS ANGELES, CA

Census Tract: 2243.10

Total Rooms/Offices:

Subdivision: WIESENDANGER CITY

Zoning: LAC1

Total Restrooms: 2

TR

Rec Date: 02/02/2024

Prior Rec Date: 09/24/2001

Yr Built/Eff: 2002 / 2002

Sale Date: 01/12/2024

Prior Sale Date: 09/05/2001

Air Cond: NONE

Sale Price: \$1,500,000

Prior Sale Price: \$120,000

Pool:

Sale Type: FULL

Prior Sale Type: FULL

Roof Mat:

Document #: 75722

Acres: 0.12

1st Mtg Amt: \$750,000

Lot Area: 5,288

Total Value: \$376,402

of Stories:

Land Use: STORES & OFFICES

Park Area/Cap#: /

Distance From Subject: 16.65 (miles)

Comp #:	2	Distance From Subject: 22.60 (miles)			
Address:	2736 E FLORENCE AVE, HUNTINGTON PARK, CA 90255-5747				
Owner Name:	FLORENCE 26 LLC				
Seller Name:	ARKAS INC				
APN:	6201-002-034	Map Reference:	52-F6 /	Building Area:	2,661
County:	LOS ANGELES, CA	Census Tract:	5348.02	Total Rooms/Offices:	

Subdivision:	2080	Zoning:	LCC3*	Total Restrooms:	
Rec Date:	03/14/2024	Prior Rec Date:	08/30/2018	Yr Built/Eff:	1968 / 1968
Sale Date:	02/27/2024	Prior Sale Date:	08/20/2018	Air Cond:	NONE
Sale Price:	\$450,000	Prior Sale Price:	\$655,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	168852	Acres:	0.14		
1st Mtg Amt:	\$210,000	Lot Area:	6,021		
Total Value:	\$702,288	# of Stories:	1		
Land Use:	STORES & OFFICES	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject:	24.95 (miles)
Address:	4626 FIRESTONE BLVD, SOUTH GATE, CA 90280-3402		
Owner Name:	OWNER RECORD		
Seller Name:	NITA BOEHNLEIN ALDREDG TRUST		
APN:	6216-016-024	Map Reference:	59-C2 /
County:	LOS ANGELES, CA	Census Tract:	5360.00
Subdivision:	6666	Zoning:	SGCMYY
Rec Date:	09/08/2023	Prior Rec Date:	04/16/1971
Sale Date:	09/05/2023	Prior Sale Date:	
Sale Price:	\$715,000	Prior Sale Price:	\$50,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	599724	Acres:	0.16
1st Mtg Amt:	\$300,000	Lot Area:	7,026
Total Value:	\$73,457	# of Stories:	
Land Use:	STORES & OFFICES	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: MICKEY YAMASHITA

Date: November 26, 2024

JOB ADDRESS: 15458 WEST PARTHENIA STREET, LOS ANGELES, CA

AKA: 15454 WEST PARTHENIA STREET, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 2654-020-033

CASE NO.: 929939

ORDER NO.: A-5657648

EFFECTIVE DATE OF ORDER TO COMPLY: February 23, 2022

COMPLIANCE EXPECTED DATE: March 25, 2022

DATE COMPLIANCE OBTAINED: No Compliance to date

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5657648

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

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

JOHN WEIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

CHALCO, MARY F
5440 AMESTOY AVE
ENCINO, CA 91316

CASE #: 929939

ORDER #: A-5657648

EFFECTIVE DATE: February 23, 2022

COMPLIANCE DATE: March 25, 2022

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

FEB 09 2022

OWNER OF

SITE ADDRESS: 15458 W PARTHENIA ST
ASSESSORS PARCEL NO.: 2654-020-033

ZONE: RA; Suburban 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. **Unapproved occupancy or use of the Beauty Salon/Office as dwelling units.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the Beauty Salon/Office as dwelling units.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

2. **A permit and Zoning Administration approval is required for continued use of the site as "Beauty Salon/Offices or for a change of use.**

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: Obtain all required building permits required for specific use on this site

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

Comments: Per terms & conditions of Case No.ZA 2006-7481 #17, "This grant shall have the life span of 10 years after which the grant entitlement shall become null and void and the applicant shall file for and win approval of a new grant from the Office of Zoning Administration in order to continue the specified uses on the site.

3. 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.

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.

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

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: January 20, 2022

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

CL

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.



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