

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS



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

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GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

June 4, 2024

Council District: # 7

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

JOB ADDRESS: **12852 WEST SUNBURST STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2623-031-020**  
Re: Invoice # 806945-0

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: **12852 West Sunburst 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 on June 8, 2019 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 2,340.00</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 **\$2,340.00** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,340.00** 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, Resource Management Bureau *anf.*

ATTEST: HOLLY 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](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T17064**  
**Dated as of: 06/29/2022**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 2623-031-020**

**Property Address: City: 12852 W SUNBURST ST    Los Angeles    County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: QUITCLAIM DEED**

**Grantee : ARMANDO RODRIGUEZ AND CARMEN RODRIGUEZ AND FRANCISCO RODRIGUEZ**

**Grantor : RAUL RODRIGUEZ**

**Deed Date : 08/08/2001**

**Recorded : 08/30/2001**

**Instr No. : 01-1624087**

**MAILING ADDRESS: ARMANDO RODRIGUEZ AND CARMEN RODRIGUEZ AND FRANCISCO RODRIGUEZ  
12852 SUNBURST ST, PACOIMA, CA 91331**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot Number: 20 Tract No: 16981 Brief Description: TRACT # 16981 LOT 20**

**MORTGAGES/LIENS**

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



LEAD SHEET

01 1624087

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
AUG 30 2001 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

FEE \$10 B  
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 Parcels Shown

2623 - 031 - 020

001

THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY

RECORDED BY L.T.C.

01 1624087

AND WHEN RECORDED MAIL TO  
ARMANDO RODRIGUEZ  
12852 SUNBURST ST.  
PACOIMA, CA 91331

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assessor's Parcel No. 2623-31-20

**QUITCLAIM DEED**

The undersigned Grantor(s) declare(s):  
Documentary transfer tax is NONE.

- ( ) computed on 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.
- (X) City of: LOS ANGELES, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
RAUL RODRIGUEZ, A SINGLE MAN  
hereby ~~REMISE~~ RELEASE AND QUITCLAIM TO:

ARMANDO RODRIGUEZ AND CARMEN RODRIGUEZ, HUSBAND AND WIFE AND FRANCISCO RODRIGUEZ, A SINGLE MAN, ALL AS JOINT TENANTS

all that real property situated in the City of LOS ANGELES,  
County of LOS ANGELES, State of California, described as:

LOT 20 OF TRACT 16981 AS PER MAP RECORDED IN BOOK 415, PAGES 24 AND 25 OF MAPS IN THE  
OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

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

Dated: AUGUST 8, 2001

STATE OF CALIFORNIA,

COUNTY OF LOS ANGELES ) SS

On AUGUST 08, 2001 before me

ARCE GOMEZ  
a Notary Public and for said state,  
personally appeared RAUL RODRIGUEZ

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.

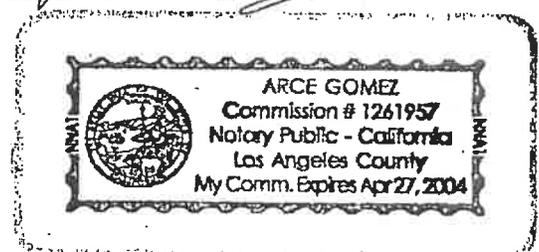
WITNESS my hand and official seal.

Signature *Arce Gomez*  
Title Order No. 4337420-63

(This area for official notarial seal)  
Escrow or Loan No. 18622-02

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

*Raul Rodriguez*  
RAUL RODRIGUEZ



State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_

personally known to me (or proved to me 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 \_\_\_\_\_

I certify (or declare) under penalty of perjury that the  
foregoing is true and correct.

8/30/67  
DATE

\_\_\_\_\_  
SIGNATURE

Norwalk  
PLACE OF EXECUTION



**Property Detail Report**

For Property Located At :

**12852 SUNBURST ST, PACOIMA, CA 91331-3310**

RealQuest

**Owner Information**

Owner Name: **RODRIGUEZ ARMANDO & CARMEN/RODRIGUEZ FRANCISCO**  
 Mailing Address: **12852 SUNBURST ST, PACOIMA CA 91331-3310 C019**  
 Vesting Codes: **/ A / JT**

**Location Information**

Legal Description:	<b>TRACT # 16981 LOT 20</b>	APN:	2623-031-020
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1048.24 / 1	Subdivision:	16981
Township-Range-Sect:		Map Reference:	9-B3 /
Legal Book/Page:	415-24	Tract #:	16981
Legal Lot:	20	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	PAC	Munic/Township:	LOS ANGELES
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	08/30/2001 / 08/08/2001	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	1624088
Document #:	1624087		

**Last Market Sale Information**

Recording/Sale Date:	08/31/1994 /	1st Mtg Amount/Type:	\$100,700 / CONV
Sale Price:	\$106,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1612284	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$67.17
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NAT'L TITLE INS CO/NY		
Lender:	METROCITY		
Seller Name:	CLARK BOB J & DIANA C		

**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:	PARKING AVAIL	Construction:	
Living Area:	1,578	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1952 / 1968	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: FENCE Building Permit

**Site Information**

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,160	Lot Width/Depth:	53 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$254,491	Assessed Year:	2021	Property Tax:	\$3,320.24
Land Value:	\$99,287	Improved %:	61%	Tax Area:	13
Improvement Value:	\$155,204	Tax Year:	2021	Tax Exemption:	
Total Taxable Value:	\$254,491				

# Comparable Sales Report

For Property Located At



## 12852 SUNBURST ST, PACOIMA, CA 91331-3310

4 Comparable(s) Selected.

Report Date: 07/13/2022

### Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$106,000	\$375,000	\$875,000	\$625,000
Bldg/Living Area	1,578	1,354	1,811	1,525
Price/Sqft	\$67.17	\$262.42	\$516.99	\$406.95
Year Built	1952	1951	1969	1957
Lot Area	7,160	5,499	6,900	6,440
Bedrooms	4	2	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$254,491	\$61,997	\$534,317	\$243,548
Distance From Subject	0.00	0.30	0.49	0.43

\* = user supplied for search only

Comp #:1				Distance From Subject:0.30 (miles)
Address:	<b>12864 CORRENTI ST, PACOIMA, CA 91331-4129</b>			
Owner Name:	<b>LEGACY GROUP INVESTMENTS LLC</b>			
Seller Name:	<b>MOLINA JAVIER A</b>			
APN:	<b>2624-011-018</b>	Map Reference:	<b>9-B4 /</b>	Living Area: <b>1,506</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1048.23</b>	Total Rooms: <b>6</b>
Subdivision:	<b>22140</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date:	<b>04/26/2022</b>	Prior Rec Date:	<b>09/30/1974</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>03/09/2022</b>	Prior Sale Date:		Yr Built/Eff: <b>1956 / 1956</b>
Sale Price:	<b>\$550,000</b>	Prior Sale Price:	<b>\$8,000</b>	Air Cond:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>452482</b>	Acres:	<b>0.16</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$5,440,000</b>	Lot Area:	<b>6,869</b>	Pool:
Total Value:	<b>\$64,576</b>	# of Stories:	<b>1</b>	Roof Mat: <b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking: <b>PARKING AVAIL</b>

Comp #:2				Distance From Subject:0.43 (miles)
Address:	<b>12562 DEBELL ST, ARLETA, CA 91331-3408</b>			
Owner Name:	<b>DE SANTIAGO WENDY</b>			
Seller Name:	<b>AMAYA MARTHA G</b>			
APN:	<b>2624-018-012</b>	Map Reference:	<b>9-B4 /</b>	Living Area: <b>1,354</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1048.24</b>	Total Rooms: <b>5</b>
Subdivision:	<b>14830</b>	Zoning:	<b>LAR1</b>	Bedrooms: <b>3</b>
Rec Date:	<b>12/15/2021</b>	Prior Rec Date:	<b>11/26/2007</b>	Bath(F/H): <b>2 /</b>
Sale Date:	<b>11/01/2021</b>	Prior Sale Date:	<b>10/10/2007</b>	Yr Built/Eff: <b>1952 / 1965</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$400,000</b>	Air Cond: <b>CENTRAL</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style: <b>CONVENTIONAL</b>
Document #:	<b>1860668</b>	Acres:	<b>0.15</b>	Fireplace: <b>/</b>
1st Mtg Amt:	<b>\$552,000</b>	Lot Area:	<b>6,493</b>	Pool:

Total Value:	<b>\$534,317</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>ATTACHED GARAGE</b>

Comp #:3					Distance From Subject:0.49 (miles)
Address:	<b>12659 DEBELL ST, PACOIMA, CA 91331-3412</b>				
Owner Name:	<b>RODRIGUEZ JOSE L</b>				
Seller Name:	<b>RODRIGUEZ OSCAR P &amp; JOSE L</b>				
APN:	<b>2624-015-037</b>	Map Reference:	<b>9-B4 /</b>	Living Area:	<b>1,429</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1048.23</b>	Total Rooms:	
Subdivision:	<b>30280</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>10/18/2021</b>	Prior Rec Date:	<b>10/06/2011</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>10/12/2021</b>	Prior Sale Date:	<b>08/25/2011</b>	Yr Built/Eff:	<b>1969 / 1980</b>
Sale Price:	<b>\$375,000</b>	Prior Sale Price:	<b>\$270,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>1565041</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$300,457</b>	Lot Area:	<b>5,499</b>	Pool:	
Total Value:	<b>\$313,301</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:4					Distance From Subject:0.49 (miles)
Address:	<b>9706 AMBOY AVE, PACOIMA, CA 91331-4117</b>				
Owner Name:	<b>MINASYAN MUSHEGH</b>				
Seller Name:	<b>MEDINA ENT LLC</b>				
APN:	<b>2626-008-003</b>	Map Reference:	<b>9-A4 /</b>	Living Area:	<b>1,811</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1048.21</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>14991</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>06/01/2022</b>	Prior Rec Date:	<b>11/12/2021</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>05/17/2022</b>	Prior Sale Date:	<b>10/04/2021</b>	Yr Built/Eff:	<b>1951 / 1956</b>
Sale Price:	<b>\$875,000</b>	Prior Sale Price:	<b>\$587,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>582967</b>	Acres:	<b>0.16</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$831,250</b>	Lot Area:	<b>6,900</b>	Pool:	
Total Value:	<b>\$61,997</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: JASON BRANNON

Date: June 4, 2024

JOB ADDRESS: 12852 WEST SUNBURST STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2623-031-020

CASE NO.: 863984

ORDER NO.: A-5038344

EFFECTIVE DATE OF ORDER TO COMPLY: June 8, 2019

COMPLIANCE EXPECTED DATE: July 8, 2019

DATE COMPLIANCE OBTAINED: No compliance to date

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5038344

1050725201981072

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIOLOS PRESIDENT
E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES 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

ORDER TO COMPLY AND NOTICE OF FEE

RODRIGUEZ, ARMANDO AND CARMEN AND FRANCISCO
12852 SUNBURST ST
PACOIMA, CA 91331

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

CASE #: 863984
ORDER #: A-5038344
EFFECTIVE DATE: June 08, 2019
COMPLIANCE DATE: July 08, 2019

OWNER OF
SITE ADDRESS: 12852 W SUNBURST ST

ASSESSORS PARCEL NO.: 2623-031-020
ZONE: R1; One-Family Zone

JUN 03 2019

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:

VIOLATION(S):

- 1. The approximate 20' x 30' construction of a addition to back of house, 15'x20' addition to garage, 18'x12' detached building and new 23' 12' patio cover connected to back of house has all been built without permits or inspections.

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, 93.0104, 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.

Location: Back yard area.

Comments: Inspection of the garage interior to be made

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

**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 err 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.

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)374-9862.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : James Abreu Date: May 30, 2019

JAMES ABREU  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9862  
James.Abreu@lacity.org

MH6319  
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