

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

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

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

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 ~~REMITSE~~ 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.

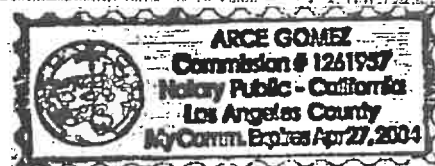
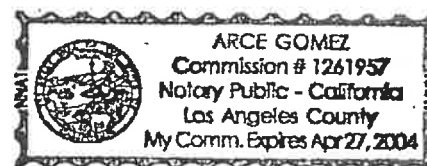
WITNESS my hand and official seal.

Signature

Title Order No. 4337420-63

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

RAUL RODRIGUEZ



(This area for official notarial seal)

Escrow or Loan No. 18622-02

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.

8/30/87  
DATE

\_\_\_\_\_  
SIGNATURE

Norwalk  
PLACE OF EXECUTION

# EXHIBIT B

ASSIGNED INSPECTOR: JASON BRANNON

Date: June 4, 2024

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

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

Last Full Title: 06/29/2022

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) ARMANDO RODRIGUEZ, CARMEN RODRIGUEZ  
AND FRANCISCO RODRIGUEZ  
12852 SUNBURST ST.  
PACOIMA, CA 91331

CAPACITY: OWNERS

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

**Owner Transfer Information**

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

**Last Market Sale Information**

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

**Prior Sale Information**

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

**Property Characteristics**

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

Address: 12864 CORRENTI ST, PACOIMA, CA 91331-4129

Owner Name: LEGACY GROUP INVESTMENTS LLC

Seller Name: MOLINA JAVIER A

APN: 2624-011-018

Map Reference: 9-B4 /

Living Area: 1,506

County: LOS ANGELES, CA

Census Tract: 1048.23

Total Rooms: 6

Subdivision: 22140

Zoning: LAR1

Bedrooms: 3

Rec Date: 04/26/2022

Prior Rec Date: 09/30/1974

Bath(F/H): 2 /

Sale Date: 03/09/2022

Prior Sale Date:

Yr Built/Eff: 1956 / 1956

Sale Price: \$550,000

Prior Sale Price: \$8,000

Air Cond:

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 452482

Acres: 0.16

Fireplace: /

1st Mtg Amt: \$5,440,000

Lot Area: 6,869

Pool:

Total Value: \$64,576

# of Stories: 1

Roof Mat: GRAVEL & ROCK

Land Use: SFR

Park Area/Cap#: /

Parking: PARKING AVAIL

Distance From Subject:0.30 (miles)

Comp #:**2**

Address: **12562 DEBELL ST, ARLETA, CA 91331-3408**

Owner Name: **DE SANTIAGO WENDY**

Seller Name: **AMAYA MARTHA G**

APN: **2624-018-012**

Map Reference: **9-B4 /**

Living Area: **1,354**

County: **LOS ANGELES, CA**

Census Tract: **1048.24**

Total Rooms: **5**

Subdivision: **14830**

Zoning: **LAR1**

Bedrooms: **3**

Rec Date: **12/15/2021**

Prior Rec Date: **11/26/2007**

Bath(F/H): **2 /**

Sale Date: **11/01/2021**

Prior Sale Date: **10/10/2007**

Yr Built/Eff: **1952 / 1965**

Sale Price: **\$700,000**

Prior Sale Price: **\$400,000**

Air Cond: **CENTRAL**

Sale Type: **FULL**

Prior Sale Type: **FULL**

Style: **CONVENTIONAL**

Document #: **1860668**

Acres: **0.15**

Fireplace: **/**

1st Mtg Amt: **\$552,000**

Lot Area: **6,493**

Pool:

Distance From Subject:**0.43 (miles)**

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:12659 DEBELL ST, PACOIMA, CA 91331-3412

Owner Name:RODRIGUEZ JOSE L

Seller Name:RODRIGUEZ OSCAR P & JOSE L

APN:2624-015-037

Map Reference:9-B4 /

Living Area:1,429

County:LOS ANGELES, CA

Census Tract:1048.23

Total Rooms:

Subdivision:30280

Zoning:LAR1

Bedrooms:3

Rec Date:10/18/2021

Prior Rec Date:10/06/2011

Bath(F/H):2 /

Sale Date:10/12/2021

Prior Sale Date:08/25/2011

Yr Built/Eff:1969 / 1980

Sale Price:\$375,000

Prior Sale Price:\$270,000

Air Cond:

Sale Type:FULL

Prior Sale Type:FULL

Style:

Document #:1565041

Acres:0.13

Fireplace:/

1st Mtg Amt:\$300,457

Lot Area:5,499

Pool:

Total Value:\$313,301

# of Stories:

Roof Mat:

Land Use:SFR

Park Area/Cap#:/

Parking:

Distance From Subject:0.49 (miles)

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

# 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 AMBATIELOS  
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

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