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BUILDING AND SAFETY  
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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

April 10, 2024

Council District: # 13

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

JOB ADDRESS: **5337 WEST VIRGINIA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5537-007-020**  
Re: Invoice #764309-5, 786020-9

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: **5337 West Virginia Avenue, 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 September 6, 2018 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)	158.07
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,744.63</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 **\$3,744.63** 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 **\$3,744.63** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T17340***  
***Dated as of: 12/01/2022***

***Prepared for: City of Los Angeles***

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

***APN #: 5537-007-020***

***Property Address: 5337 W VIRGINIA AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: TRUST TRANSFER DEED***

***Grantee : JANET MARY ZAKARIAN TRUSTEE OF THE J.F.K. ENVIRONMENTAL IRREVOCABLE TRUST***

***Grantor : ARTHUR KAZANCHYAN***

***Deed Date : 04/19/2018***

***Recorded : 04/11/2018***

***Instr No. : 18-0349443***

***MAILING ADDRESS: JANET MARY ZAKARIAN TRUSTEE OF THE J.F.K. ENVIRONMENTAL  
IRREVOCABLE TRUST  
5337 VIRGINIA AVE, LOS ANGELES, CA 90029***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 20 Block: F Brief Description: NORTH PARK TRACT LOT 20 BLK F***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20180349443**



Pages:  
0003

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

04/11/18 AT 12:36PM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



201804110930006

00015110639



009017711

SEQ:  
03

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY  
THE LAW OFFICES OF ROZSA GYENE

WHEN RECORDED MAIL TO  
ARTHUR KAZANCHYAN  
5337 VIRGINIA AVENUE  
LOS ANGELES CA 90029

APN:5537-007-020

Escrow No.

## TRUST TRANSFER DEED

(Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A Section t, et seq:))

DOCUMENTARY TRANSFER TAX IS: \$ 0

The undersigned Grantor(s) declare(s) under penalty of perjury that the foregoing is true and correct: **THERE IS NO CONSIDERATION FOR THIS TRANSFER.**


This is a Trust Transfer under section 62 of the Revenue and Taxation Code and Grantor(s) has/have checked the applicable exclusions:

This conveyance transfers the Grantor's Interest into his or her revocable trust, R&T 11930.

Grantor(s) ARTHUR KAZANCHYAN, A SINGLE MAN hereby GRANT(s) to JANET MARY ZAKARIAN, TRUSTEE OF THE J.F.K. ENVIRONMENTAL IRREVOCABLE TRUST DATED, APRIL 9, 2018, AND ANY AMENDMENTS THERETO the real property in the CITY OF LOS ANGELES County of LOS ANGELES, State of CALIFORNIA, described as:

LOT 20 IN BLOCK "F" OF NORTH PARK TRACT, AS PER MAP RECORDED IN BOOK 5, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated: APRIL 9, 2018

  
\_\_\_\_\_  
ARTHUR KAZANCHYAN

MAIL TAX STATEMENTS TO:  
ARTHUR KAZANCHYAN  
5337 VIRGINIA AVENUE  
LOS ANGELES CA 90029

STATE OF CALIFORNIA )

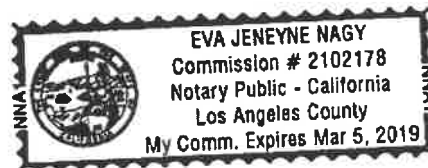
COUNTY OF Los Angeles )

On APRIL 9, 2018, before me, EVA JENEYNE NAGY, a Notary Public, personally appeared ARTHUR KAZANCHYAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public Eva Jenejne Nagy (SEAL)



Print Name of Notary EVA JENEYNE NAGY

My Commission Expires: 03/05/2019

EXHIBIT B

ASSIGNED INSPECTOR: COREY HUPP  
JOB ADDRESS: 5337 WEST VIRGINIA AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5537-007-020

Date: April 10, 2024

Last Full Title: 12/01/2022

Last Update to Title:

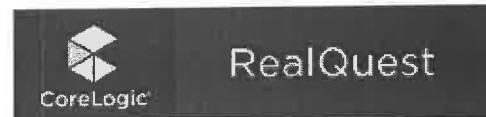
.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) JANET MARY ZAKARIAN  
TRUSTEE OF THE J.F.K. ENVIRONMENTAL IRREVOCABLE TRUST  
5337 VIRGINIA AVE.  
LOS ANGELES, CA 90029
- CAPACITY: OWNER(S)

**Property Detail Report**

For Property Located At :

**5337 VIRGINIA AVE, LOS ANGELES, CA 90029-1107****Owner Information**

Owner Name: **ZAKARIAN JANET M/JFK ENVIRONMENTAL**  
 Mailing Address: **5337 VIRGINIA AVE, LOS ANGELES CA 90029-1107 C035 C/O ARTHUR KAZANCHYAN**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description:	<b>NORTH PARK TRACT LOT 20</b>	APN:	<b>5537-007-020</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1911.20 / 2</b>	Subdivision:	<b>NORTH PARK TR</b>
Township-Range-Sect:		Map Reference:	<b>34-E4 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>20</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>F</b>	School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C20</b>	Munic/Township:	<b>LOMITA</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>04/11/2018 / 04/09/2018</b>	Deed Type:	<b>TRUSTEE'S DEED(TRANSFER)</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>349443</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>06/28/1991 / 06/1991</b>	1st Mtg Amount/Type:	<b>\$148,000 / CONV</b>
Sale Price:	<b>\$185,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>987991</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>\$134.64</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	<b>PSF MTG LTD</b>		
Seller Name:	<b>AGAYAN STEPAN</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>06/28/1991 / 06/1991</b>	Prior Lender:	
Prior Sale Price:	<b>\$185,000</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>987990</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>CORPORATION GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,374</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1909 / 1926</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1</b>	Roof Material:		Condition:	
Other Improvements:	<b>Building Permit</b>				

**Site Information**

Zoning:	<b>LARD1.5</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,501</b>	Lot Width/Depth:	<b>50 x 150</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value: \$316,986  
 Land Value: \$258,399  
 Improvement Value: \$58,587  
 Total Taxable Value: \$316,986

Assessed Year: 2022  
 Improved %: 18%  
 Tax Year: 2021

Property Tax: \$3,980.99  
 Tax Area: 13  
 Tax Exemption:

**Comparable Sales Report**

For Property Located At



RealQuest

**5337 VIRGINIA AVE, LOS ANGELES, CA 90029-1107****2 Comparable(s) Selected.**

Report Date: 12/08/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$185,000	\$1,475,000	\$3,400,000	\$2,437,500
Bldg/Living Area	1,374	1,175	1,425	1,300
Price/Sqft	\$134.64	\$1,035.09	\$2,893.62	\$1,964.36
Year Built	1909	1910	1919	1914
Lot Area	7,501	6,998	7,147	7,072
Bedrooms	2	2	2	2
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$316,986	\$768,393	\$1,035,718	\$902,056
Distance From Subject	0.00	0.38	0.47	0.42

\*= user supplied for search only

**Comp #1**

Distance From Subject: 0.38 (miles)

Address: **5436 ROMAINE ST, LOS ANGELES, CA 90038-3209**Owner Name: **BRIGHT VENTURES LLC**Seller Name: **THEPRIAN SAWAI**APN: **5535-006-019**Map Reference: **34-E4 /**Living Area: **1,425**County: **LOS ANGELES, CA**Census Tract: **1917.20**

Total Rooms:

Subdivision: **KENNETH PLACE**Zoning: **LARD1.5**Bedrooms: **2**Rec Date: **04/11/2022**Prior Rec Date: **09/13/2004**Bath(F/H): **2 /**Sale Date: **03/23/2022**Prior Sale Date: **08/25/2004**Yr Built/Eff: **1919 / 1920**Sale Price: **\$1,475,000**Prior Sale Price: **\$585,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **UNKNOWN**

Style:

Document #: **395673**Acres: **0.16**Fireplace: **Y / 1**

1st Mtg Amt:

Lot Area: **6,998**

Pool:

Total Value: **\$768,393**# of Stories: **1**

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL****Comp #2**

Distance From Subject: 0.47 (miles)

Address: **837 N KINGSLEY DR, LOS ANGELES, CA 90029-3319**Owner Name: **OWNER RECORD**Seller Name: **SQMH KINGSLEY LLC**APN: **5535-034-019**Map Reference: **34-E5 /**Living Area: **1,175**County: **LOS ANGELES, CA**Census Tract: **1916.10**

Total Rooms:

Subdivision: **CHAS S MANNS MELRO**Zoning: **LARD1.5**Bedrooms: **2**



Rec Date:	05/11/2022	Prior Rec Date:	03/02/2020	Bath(F/H):	1 /
Sale Date:	04/21/2022	Prior Sale Date:	01/21/2020	Yr Built/Eff:	1910 / 1913
Sale Price:	\$3,400,000	Prior Sale Price:	\$1,005,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	513563	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	7,147	Pool:	
Total Value:	\$1,035,718	# of Stories:	1	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **COREY HUPP**  
JOB ADDRESS: **5337 WEST VIRGINIA AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5537-007-020**

Date: April 10, 2024

CASE NO.: 827070  
ORDER NO.: A-4805076

EFFECTIVE DATE OF ORDER TO COMPLY: **September 06, 2018**  
COMPLIANCE EXPECTED DATE: **October 06, 2018**  
DATE COMPLIANCE OBTAINED: **November 23, 2022**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-4805076

1061204201867719

**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**

**SUBSTANDARD ORDER**

**JANET M ZAKARIAN & J.F.K. ENVIRONMENTAL IRR TRUST  
5214 LOS DIEGOS WAY  
LSO ANGELES, CA 90027**

**CASE #: 827070  
ORDER #: A-4805076  
EFFECTIVE DATE: September 06, 2018  
COMPLIANCE DATE: October 06, 2018**

**OWNER OF  
SITE ADDRESS: 5337 W VIRGINIA AVE**

**ASSESSORS PARCEL NO.: 5537-007-020  
ZONE: RD1.5; Min. Per Unit 1,500**

**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.**

**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 approximate 30' x 20' construction of aa addition to the detached garage was/is 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) 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:** Rear detached garage.

**Comments:** One full unit added to detached garage.

- 2. The garage has been converted to habitable space without the required permits and approvals.**

**You are therefore ordered to:** Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

**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](http://www.ladbs.org)

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.

Location: Rear detached garage.

Comments: See permit 1956LA82989- garage accessory. Converted garage with addition. Sleeping rooms and bathrooms inside garage.

**3. Not providing or maintaining the required covered off street parking.**

You are therefore ordered to: Provide/maintain required off-street parking.

Code Section(s) in Violation: 12.21A4, 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

**4. Electrical permit required.**

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.

OR

Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

Comments: Light fixtures and receptacles.

**5. Plumbing permit is required for the added fixtures and water heater.**

You are therefore ordered to: 1) Obtain the required plumbing permit for the added fixtures and water heater.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Location: Detached garage.

**6. An investigation fee is required for work performed without the required permits.**

You are therefore ordered to: Pay the required investigation fee.

Code Section(s) in Violation: 91.5R107.5.1, 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.**

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

1061204201867719

#### PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

#### INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

#### APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

#### NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

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 (213) 252-3053.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

Date: August 31, 2018

JOEL WILLIAMS  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213) 252-3053

Joel.N.Williams@lacity.org

*[Signature]*

REVIEWED BY

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

SEP 05 2018

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

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

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