

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

February 17, 2020

Council District: # 12

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

JOB ADDRESS: **18949 WEST PARTHENIA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2784-003-048**
Re: Invoice #724197-0

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: **18949 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 June 12, 2017, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by LADBS are as follows:

| <u>Description</u> | <u>Amount</u> |
|---------------------------------------|--------------------|
| Code Violation Investigation fee | 336.00 |
| System Development Surcharge | 20.16 |
| System Development Surcharge late fee | 50.40 |
| Late Charge/Collection fee (250%) | 840.00 |
| Title Report fee | 38.00 |
| Grand Total | \$ 1,284.56 |

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 **\$1,284.56** 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 **\$1,284.56** 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
Acting Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T16279
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 2784-003-048

Property Address: 18949 W PARTHENIA ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : NORTHRIDGE AUTO WRECKING, INC.

Grantor : BRYAN B. READY AND CAROLYN E. READY, ROBERT H. PATRICK, DOROTHY PATRICK

Deed Date : 02/12/1974

Recorded : 02/20/1974

Instr No. : 1974-564

MAILING ADDRESS: NORTHRIDGE AUTO WRECKING, INC.
18959 PARTHENIA ST NORTHRIDGE CA 91324

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1,5 Tract No: 22821 Abbreviated Description: LOT:1,5 TR#:22821 LOT 1 TRACT NO 22821 AND LOT 5 TRACT NO 20353 IMP1=AUTO,1800SF,1 UNIT,YB:1974,1STY;IMP2=AUTO,3000SF,1 UNIT,YB:1974;IMP3=SFR,870SF,YB:1950.

MORTGAGES/LIENS

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

FEB 20 1974

RECORDING REQUESTED BY

Recorded at the request of
S&S CO TITLE INSURANCE CO.

564

AND WHEN RECORDED MAIL TO

Name NORTHBRIDGE AUTO WRECKING, INC.,
Street Address 18959 Parthenia St.,
City Northridge, California.
State
Zip

Order No. Escrow No. 377-2222

THE ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE

Tony Sullivan for Crocker Bank

Quitclaim Deed

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

BRYAN B. READY AND CAROLYN E. READY, husband and wife, and
ROBERT H. PATRICK AND DOROTHY PATRICK, husband and wife,
hereby Remise, Release and forever Quitclaim to

NORTHBRIDGE AUTO WRECKING, INC., a California Corporation, any and all
interest in unrecorded leases covering
all that real property in the CITY OF LOS ANGELES County of LOS ANGELES

State of California, described as:

PARCEL 1:
Lot 5 of Tract No. 20353, as per map recorded in Book 624 Pages 45 and 46 of
Maps in the office of the County Recorder of said County.

PARCEL 2:
Lot 1 of Tract No. 22821, according to the map thereof recorded in Book 721
Pages 77 and 78 of Maps in the office of the County Recorder of said County

Robert H. Patrick
Robert H. Patrick

Dated: February 12, 1974

Dorothy Patrick
Dorothy Patrick

Bryan B. Ready
Bryan B. Ready

Carolyn E. Ready
Carolyn E. Ready

STATE OF CALIFORNIA,

County of LOS ANGELES

SS.

IF TRUSTEE IS INDIVIDUAL OR CORPORATION AT
THIS POINT IN TIME OR CORPORATION AT THE TIME

On FEBRUARY 17 1974 before me the undersigned

a Notary Public in and for said State, personally appeared
Robert H. Patrick and Dorothy Patrick and Bryan B.
Ready and Carolyn E. Ready,

known to me to be the person(s) whose name(s) is/are subscribed to the within instrument,
and acknowledged that he/she/they executed the same.

Merlin E. Farish
NOTARY PUBLIC



(SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

48016 (Rev. 6-73)

7412994-7

FEB2074 SAFECO TITLE

EXHIBIT B

ASSIGNED INSPECTOR: EMIL OPFFER

Date: February 17, 2020

JOB ADDRESS: 18949 WEST PARTHENIA STREET, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): **2784-003-048**

Last Full Title: 11/04/2019

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) NORTHRIDGE AUTO WRECKING, INC
18959 PARTHENIA ST
NORTHRIDGE, CA 91324

CAPACITY: OWNER

Property Detail Report**For Property Located At :****18959 PARTHENIA ST, NORTHRIDGE, CA 91324-3720**

RealQuest

Owner Information

Bldg Card: 000 of 003

Owner Name: NORTHRIDGE AUTO WRECKING INC
 Mailing Address: 18959 PARTHENIA ST, NORTHRIDGE CA 91324-3720 C054
 Vesting Codes: //

Location Information

Legal Description: LOT 1 TRACT NO 22821 AND LOT 5 TRACT NO 20353
 County: LOS ANGELES, CA APN: 2784-003-048
 Census Tract / Block: 1153.02 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 22821
 Legal Book/Page: 4-5 Map Reference: 7-B6 /
 Legal Lot: 1 Tract #: 22821
 Legal Block: School District: LOS ANGELES
 Market Area: NR School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 12/24/1992 / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 2423612 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: SOUTH COAST TITLE
 Lender:
 Seller Name: PLOUNT JOHN E

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

| | | |
|-------------------------------------|---------------------|-------------------|
| Year Built / Eff: 1974 / | Total Rooms/Offices | Garage Area: |
| Gross Area: 5,670 | Total Restrooms: | Garage Capacity: |
| Building Area: 5,670 | Roof Type: | Parking Spaces: |
| Tot Adj Area: | Roof Material: | Heat Type: HEATED |
| Above Grade: | Construction: | Air Cond: |
| # of Stories: | Foundation: | Pool: |
| Other Improvements: Building Permit | Exterior wall: | Quality: |
| | Basement Area: | Condition: |

Site Information

| | | |
|-----------------------|--------------------|----------------------------------|
| Zoning: LAM2 | Acres: 3.39 | County Use: AUTO SVC SHOP (2600) |
| Lot Area: 147,588 | Lot Width/Depth: x | State Use: |
| Land Use: AUTO REPAIR | Commercial Units: | Water Type: |
| Site Influence: | Sewer Type: | Building Class: |

Tax Information

| | | |
|--------------------------------|---------------------|---------------------------|
| Total Value: \$794,497 | Assessed Year: 2018 | Property Tax: \$13,420.46 |
| Land Value: \$702,418 | Improved %: 12% | Tax Area: 16 |
| Improvement Value: \$92,079 | Tax Year: 2018 | Tax Exemption: |
| Total Taxable Value: \$794,497 | | |

Comparable Sales Report

For Property Located At

**18959 PARTHENIA ST, NORTHRIDGE, CA 91324-3720****5 Comparable(s) Selected.**

Report Date: 02/21/2020

Search Criteria:

| | |
|---|-----------------------------------|
| Maximum Number Of Comparables On Report | 5 |
| Sort Method | Distance From Subject (ascending) |
| Distance From Subject(miles) | 25 |
| Months Back | 80 |
| Living Area Difference (%) | 15 |
| Land Use | AUTO REPAIR |

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|-------------|-------------|-------------|
| Sale Price | \$0 | \$975,000 | \$3,180,000 | \$1,897,200 |
| Bldg/Living Area | 5,670 | 5,390 | 6,480 | 5,871 |
| Price/Sqft | \$0.00 | \$154.32 | \$570.51 | \$327.04 |
| Year Built | 1974 | 1926 | 1988 | 1960 |
| Lot Area | 147,588 | 8,006 | 17,367 | 13,052 |
| Bedrooms | 0 | 0 | 0 | 0 |
| Bathrooms/Restrooms | 0 | 0 | 0 | 0 |
| Stories | 0.00 | 1.00 | 1.00 | 1.00 |
| Total Value | \$810,337 | \$1,071,440 | \$2,340,000 | \$1,517,105 |
| Distance From Subject | 0.00 | 0.23 | 3.03 | 2.00 |

*= user supplied for search only

| | | | | | |
|--------------|---|-------------------------------------|-------------|----------------------|-------------|
| Comp #: | 1 | Distance From Subject: 0.23 (miles) | | | |
| Address: | 18812 PARTHENIA ST, NORTHRIDGE, CA 91324-3829 | | | | |
| Owner Name: | BARMAKI MOHAMMAD R | | | | |
| Seller Name: | FATEMI BEHZARD & DONIA | | | | |
| APN: | 2785-001-080 | Map Reference: | 7-B6 / | Building Area: | 5,720 |
| County: | LOS ANGELES, CA | Census Tract: | 1154.04 | Total Rooms/Offices: | |
| Subdivision: | 3809 | Zoning: | LAM1 | Total Restrooms: | |
| Rec Date: | 11/18/2013 | Prior Rec Date: | 07/05/2005 | Yr Built/Eff: | 1988 / 1988 |
| Sale Date: | 09/13/2013 | Prior Sale Date: | 05/13/2005 | Air Cond: | |
| Sale Price: | \$975,000 | Prior Sale Price: | \$1,565,000 | Pool: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Roof Mat: | |
| Document #: | 1634238 | Acres: | 0.30 | | |
| 1st Mtg Amt: | \$500,000 | Lot Area: | 12,854 | | |
| Total Value: | \$1,071,440 | # of Stories: | | | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / | | |

| | | |
|-------------|---|-------------------------------------|
| Comp #: | 2 | Distance From Subject: 1.97 (miles) |
| Address: | 7236 RESEDA BLVD, RESEDA, CA 91335-3068 | |
| Owner Name: | 52 TELEGRAPH PARTNERSHIP LESSOR | |

| | | | |
|--|------------------------|--------------------------|-------------------|
| Seller Name: GOLDENSON MARK & J TRUST | | | |
| APN: | 2119-020-036 | Map Reference: | 14-C3 / |
| County: | LOS ANGELES, CA | Census Tract: | 1318.00 |
| Subdivision: | MARIAN | Zoning: | LAC2 |
| Rec Date: | 11/13/2015 | Prior Rec Date: | 05/03/2006 |
| Sale Date: | 09/02/2015 | Prior Sale Date: | 05/02/2006 |
| Sale Price: | \$1,000,000 | Prior Sale Price: | \$200,000 |
| Sale Type: | FULL | Prior Sale Type: | UNKNOWN |
| Document #: | 1395919 | Acres: | 0.34 |
| 1st Mtg Amt: | | Lot Area: | 15,010 |
| Total Value: | \$1,379,570 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|---|------------------------|-------------------------------|---------------------|
| Comp #: | 3 | Distance From Subject: | 2.17 (miles) |
| Address: 7056 RESEDA BLVD, RESEDA, CA 91335-4208 | | | |
| Owner Name: RESEDA AUTO TECH LLC | | | |
| Seller Name: FMI CONSTRUCTION & ENGINEERING | | | |
| APN: | 2125-006-023 | Map Reference: | 14-C4 / |
| County: | LOS ANGELES, CA | Census Tract: | 1323.00 |
| Subdivision: | 5236 | Zoning: | LAC2 |
| Rec Date: | 06/30/2016 | Prior Rec Date: | 01/13/2016 |
| Sale Date: | 06/13/2015 | Prior Sale Date: | 01/11/2016 |
| Sale Price: | \$1,681,000 | Prior Sale Price: | \$4,000,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 758967 | Acres: | 0.18 |
| 1st Mtg Amt: | | Lot Area: | 8,006 |
| Total Value: | \$1,414,944 | # of Stories: | 1 |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|--|------------------------|-------------------------------|---------------------|
| Comp #: | 4 | Distance From Subject: | 2.58 (miles) |
| Address: 17630 SHERMAN WAY, VAN NUYS, CA 91406-3518 | | | |
| Owner Name: SELECTIVE INVS CHANNEL LLC | | | |
| Seller Name: ZAGHIAN SAEED | | | |
| APN: | 2228-021-011 | Map Reference: | 14-D3 / |
| County: | LOS ANGELES, CA | Census Tract: | 1320.02 |
| Subdivision: | 26041 | Zoning: | LAC2 |
| Rec Date: | 01/10/2020 | Prior Rec Date: | 07/10/2015 |
| Sale Date: | 01/07/2020 | Prior Sale Date: | 07/08/2015 |
| Sale Price: | \$2,650,000 | Prior Sale Price: | \$1,550,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 40537 | Acres: | 0.40 |
| 1st Mtg Amt: | \$2,570,000 | Lot Area: | 17,367 |
| Total Value: | \$1,379,570 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

| | | | |
|--|------------------------|-------------------------------|---------------------|
| Comp #: | 5 | Distance From Subject: | 3.03 (miles) |
| Address: 20845 SHERMAN WAY, WINNETKA, CA 91306-2706 | | | |
| Owner Name: NAZARYAN HOLDINGS LLC | | | |
| Seller Name: COOK JAY V FAMILY TRUST | | | |
| APN: | 2113-013-005 | Map Reference: | 12-D3 / |
| County: | LOS ANGELES, CA | Census Tract: | 1340.02 |
| Subdivision: | 6778 | Zoning: | LAC2 |
| Rec Date: | 09/27/2018 | Prior Rec Date: | 05/24/1994 |
| Sale Date: | 09/21/2018 | Prior Sale Date: | |
| Sale Price: | \$3,180,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 988402 | Acres: | 0.28 |
| 1st Mtg Amt: | \$2,862,000 | Lot Area: | 12,024 |
| Total Value: | \$2,340,000 | # of Stories: | |
| Land Use: | AUTO REPAIR | Park Area/Cap#: | / |

EXHIBIT D

ASSIGNED INSPECTOR: **EMIL OPFFER**

Date: February 17, 2020

JOB ADDRESS: **18949 WEST PARTHENIA STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2784-003-048**

CASE NO.: **772311**

ORDER NO.: **A-4404307**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 20, 2017**

COMPLIANCE EXPECTED DATE: **July 20, 2017**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4404307

1050906201741938

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 AND NOTICE OF FEE

NORTHRIDGE AUTO WRECKING INC
18959 PARTHENIA ST
NORTHRIDGE, CA 91324

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

JUN 13 2017

CASE #: 772311

ORDER #: A-4404307

EFFECTIVE DATE: June 20, 2017

COMPLIANCE DATE: July 20, 2017

OWNER OF

SITE ADDRESS: 18949 W PARTHENIA ST

To the address as shown on the
last equalized assessment roll.
Initialed by CU

ASSESSORS PARCEL NO.: 2784-003-048

ZONE: M2; Light Industrial Zone

P; Automotive Parking Zone

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 lack of adequate heating.

You are therefore ordered to: Provide, repair or replace the required heating in all interior spaces intended for human occupancy to be capable of maintaining a minimum indoor temperature of 68 degrees at a point 3 feet above the floor.

Code Section(s) in Violation: 91.8902.1 #6, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence

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

Comments: Source of heat must be provided in a dwelling unit.

2. The building or premises is Substandard due to deteriorated or missing electrical lighting.

You are therefore ordered to: Provide, repair or replace required electrical lighting in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #10, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence

Comments: Electricity must be supplied to the dwelling unit for health & safety reasons.

3. The building or premises is Substandard due to lack of hot/cold running water to plumbing fixtures.

You are therefore ordered to: Provide, repair or replace required hot/cold running water to plumbing fixtures in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #5, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence

Comments: Provide hot & cold water to fixtures as required to wash dishes, shower and flush toilets.

4. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence & Entire property

Comments: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

5. The building or premises is Substandard due to broken or missing kitchen sink

You are therefore ordered to: Provide, repair or replace required kitchen sink in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #3, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Main dwelling

Comments: Kitchen sink with running water and drain is necessary for sanitary living conditions.

6. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Exterior of dwelling

Comments: Electric panel has been modified from its original approved installation. Obtain all required electrical permits and approvals to return to original approved use.

7. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the 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

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Exterior of building

Comments: Electric panel has been modified from its original approved installation.

8. 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.

Location: Entire property

Comments: Camping trailers and storage sheds are prohibited from being used as dwelling units.

9. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.13 #1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout the single family residence

Comments: Repairs and maintenance are necessary to return dwelling to sanitary livable conditions.

10. The building or premises is Substandard due to defective weather protection for exterior wall coverings.

You are therefore ordered to: Repair or replace defective weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

Code Section(s) in Violation: 91.8902.7 #3, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: Exterior of building

Comments: Electric panel has been modified from its original approved installation.

11. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Entire property

Comments: Remove inoperative vehicles from property.

12. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage of Auto parts, machine, motor, appliances and other similar devices from the property.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: Throughout the single family residence Entire property

Comments: Discontinue the open storage of Auto parts, machine, motor, appliances and other similar devices from the property.

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

13. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single family residence Entire property All yards

Comments: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

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 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.

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>

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

1050906201741938

If you have any questions or require any additional information please feel free to contact me at (818)374-9842.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: June 02, 2017

MARK VISOCKY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9842
Mark.Visocky@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