

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
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GEORGE HOVAGUIMIAN  
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ELVIN W. MOON

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

June 22, 2020

Council District: # 3

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

JOB ADDRESS: **20657 WEST CANTARA STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2108-001-095**  
Re: Invoice # 739228-7

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: **20657 West Cantara 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 LADBS'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. LADBS imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	360.65
Title Report fee	38.00
<b>Grand Total</b>	<b>\$ 2,048.65</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 **\$2,048.65** 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 **\$2,048.65** 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 Mac Yutan*  
Ana Mac Yutan  
Chief, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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***Property Title Report***

***Work Order No. T16369***  
***Dated as of: 12/03/2019***

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

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

***APN #: 2108-001-095***

***Property Address: 20657 W CANTARA ST***      ***City: Los Angeles***      ***County: Los Angeles***

**VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : SHILPA PATEL; THE RASIKLAL TRUST***

***Grantor : KAPILA PATEL***

***Deed Date : 03/15/2016***

***Recorded : 03/22/2016***

***Instr No. : 16-0311555***

***MAILING ADDRESS: SHILPA PATELTRUSTEE OF THE RASIKLAL TRUST***  
***20657 CANTARA ST WINNETKA CA 91306***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot: C Abbreviated Description: LOT: C P M 251-79-81 LOT C***

**MORTGAGES/LIENS**

***Type of Document: CORRECTIVE ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 02/11/2016***

***Document #: 16-0156947***

***Loan Amount: \$767,904***

***Lender Name: COUNTRYWIDE HOME LOANS INC***

***Borrowers Name: RASIKLAL PATEL***

***MAILING ADDRESS: BANK OF AMERICA***  
***4909 SAVARESE CIRCLE TAMPA, FL 33634***

This page is part of your document - DO NOT DISCARD



**20160311555**



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

03/22/16 AT 12:37PM

Pages:  
0003

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201603220710028

00011856917



007447433

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:  
KAPILA PATEL

MAIL TAX STATEMENTS AND  
WHEN RECORDED MAIL TO:  
*Shilpa PATEL, Trustee*  
20657 Cantara Street  
Winnetka, CA 91306

APN: 2108-001-095

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS \$-0-; CITY TRANSFER TAX IS \$-0-. THERE IS NO CONSIDERATION FOR THIS TRANSFER.

There is no Documentary transfer tax due. This is a Gift Transfer under Section 11911 of the Revenue and Taxation Code: Transfers to or from an irrevocable trust. This conveyance transfers an interest into or out of a Trust, Revenue and Taxation Code Section 11930.

KAPILA PATEL, an unmarried woman  
hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to  
SHILPA PATEL, TRUSTEE, OR HER SUCCESSORS IN TRUST UNDER THE RASIKLAL TRUST, U/D/T  
DATED DECEMBER 22, 2015  
the real property situated in the City of Los Angeles, County of Los Angeles, State of California, more commonly known as 20657 Cantara Street, Winnetka, CA 91306, and more particularly described as follows:

PARCEL C OF PARCEL MAP L.A. NO. 6218, IN THE CITY OF LOS ANGELES,  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN  
BOOK 251 PAGES 78 TO 81 INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

KAPILA PATEL

KAPILA PATEL

09/15/2016

DATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public, personally appeared SHILPA PATEL, who 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.

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.

Signature \_\_\_\_\_



## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Mar. 15, 2016, before me, Rod Elyson, Notary Public, personally appeared

Kapila Patel

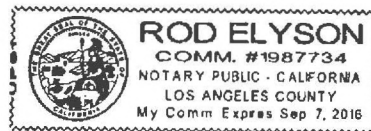
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

Signature

Rod Elyson



### OPTIONAL

The description below is not required by law but may be valuable to persons relying on the attached document and could prevent fraudulent use of this form.

Title or Description of Attached Document:

Quitclaim Deed

Document Date: \_\_\_\_\_ Number of Pages: 1

This page is part of your document - DO NOT DISCARD



**20160156947**



Pages:  
0003

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

02/11/16 AT 12:08PM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201602112880056

00011698657



007372269

SEQ:  
01

DAR - Mail (Intake)



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:  
Bank of America  
Prepared By: Carlos A. Rivas  
4909 Savarese Circle  
Tampa, FL 33634  
800-444-4302  
When recorded mail to:  
CoreLogic  
Mail Stop: ASGN  
P.O. Box 961006  
Ft Worth, TX 76161-9836



DocID# 27512281926718881

Property Address:  
20657 Cantara St  
Winnetka, CA 91306-1706

CA0-ADT-BANS3438771 1/28/2016 NSCORBWF1

Document Number: 11698657



Batch Number: 7372269



This space for Recorder's use

## CORRECTIVE ASSIGNMENT OF DEED OF TRUST

\*\* This Corrective Assignment of Deed of Trust is being recorded for the purposes set forth below. An Assignment of Deed of Trust executed by Bank of America, N.A., as assignor, in favor of NATIONSTAR MORTGAGE, LLC, as assignee, dated 6/28/2013 and recorded on 11/19/2013 [as Instrument #20131647203 in] / [in Book #N/A, page #N/A of] the official records in the County Recorder's office of Los Angeles County, CA (the "Prior Assignment") was inadvertently recorded by Bank of America, N.A., the then-servicer of the loan secured by the deed of trust referenced in the Prior Assignment and described below (the "Deed of Trust"). NATIONSTAR MORTGAGE, LLC has executed this Corrective Assignment of Deed of Trust (i) to ensure that the beneficiary of record immediately prior to the recordation of the Prior Assignment is re-established as the current beneficiary of record, and (ii) to transfer to such prior beneficiary of record all of its right, title and interest, if any, as beneficiary under the Deed of Trust.

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 4909 SAVARESE CIRCLE, TAMPA, FL 33634 does hereby grant, sell, assign, transfer and convey unto U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE BEAR STEARNS ALT-A TRUST 2006-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3 whose address is C/O BAC, M/C: CA6-914-01-43, 1800 Tapo Canyon Road, Simi Valley, CA 93063 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE  
FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS  
Original Borrower(s): RASIKLAL PATEL, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY  
Original Trustee: RECONTRUST COMPANY, N.A.  
Date of Deed of Trust: 11/30/2005  
Original Loan Amount: \$767,904.00

Recorded in Los Angeles County, CA on: 12/8/2005, book N/A, page N/A and instrument number 05 3007734

Together with the Note or Notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said deed of trust.

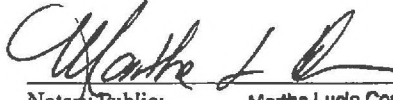
IN WITNESS WHEREOF, the undersigned has caused this Corrective Assignment of Deed of Trust to be executed on  
JAN 28 2016

NATIONSTAR MORTGAGE LLC, BY BANK OF  
AMERICA, N.A., AS ITS ATTORNEY-IN-FACT

By:   
Ariana Garcia, Assistant Vice President

State of FL, County of Hillsborough

The foregoing instrument was acknowledged before me this JAN 28 2016, by Ariana Garcia, Assistant Vice President authorized to sign on behalf of NATIONSTAR MORTGAGE LLC, BY BANK OF AMERICA, N.A., AS ITS ATTORNEY-IN-FACT. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public: Martha Lucia Correa  
My Commission Expires: 1/28/2019



1050810201614815

RECORDING REQUEST BY

**City of Los Angeles**

WHEN RECORDED MAIL TO

Department of Building and Safety  
Code Enforcement Bureau  
3550 Wilshire Blvd., Suite 1800  
Los Angeles, CA  
90010

COF



Has not been compared with original.  
Original will be returned when  
processing has been completed.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER  
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

ROBERT GOLD

(818)374-9864

(888)524-2845

14410 SYLVAN STREET SUITE 105

VAN NUYS, CA 91401

Case No.: 709234

Assessor's Map Book: **2108** Page: **001** Parcel: **095**

Identified by Los Angeles County Tax Assessors records as:

**20657 W CANTARA ST  
LOS ANGELES, CA 91306**

**DATED: This 5th day of February, 2016**

Owner:

PATEL, KAPILA

20657 CANTARA ST

WINNETKA, CA 91306

*Gene Harris*

February 05, 2016

For

LINCOLN LEE, BUREAU CHIEF

CODE ENFORCEMENT BUREAU

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

# EXHIBIT B

ASSIGNED INSPECTOR: EMIL ALEXANDRIAN

Date: June 22, 2020

JOB ADDRESS: 20657 WEST CANTARA STREET LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2108-001-095

Last Full Title: 12/03/2019

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) SHILPA PATEL TRUSTEE OF THE RASIKLAL TRUST  
20657 WEST CANTARA STREET  
WINNEKTA, CA 91306

CAPACITY: OWNER
- 2) BANK OF AMERICA  
4909 SAVARESE CIRCLE  
TAMPA, FL 33634

CAPACITY: INTERESTED PARTY



**Property Detail Report**

For Property Located At :

20657 CANTARA ST, WINNETKA, CA 91306-1706

**Owner Information**

Owner Name: PATEL SHILPA/RASIKLAL TRUST  
 Mailing Address: 20657 CANTARA ST, WINNETKA CA 91306-1706 C015  
 Vesting Codes: // TR

**Location Information**

Legal Description:	P M 251-79-81 LOT C	APN:	2108-001-095
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1341.03 / 2	Subdivision:	
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:		Tract #:	
Legal Lot:	C	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	WIN	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	03/22/2016 / 02/15/2016	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	

Document #:	311555
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**Last Market Sale Information**

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name:

**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:		Construction:	
Living Area:	5,282	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	5 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1993 / 1993	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements: Building Permit

**Site Information**

Zoning:	LARS	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	8,994	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$981,617	Assessed Year:	2019	Property Tax:	\$12,195.99
Land Value:	\$318,362	Improved %:	68%	Tax Area:	16
Improvement Value:	\$663,255	Tax Year:	2019	Tax Exemption:	
Total Taxable Value:	\$981,617				

# EXHIBIT D

ASSIGNED INSPECTOR: **EMIL ALEXANDRIAN**

Date: **June 22, 2020**

JOB ADDRESS: **20657 WEST CANTARA STREET LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2108-001-095**

CASE NO.: **709234**

ORDER NO.: **A-3976035**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 01, 2016**

COMPLIANCE EXPECTED DATE: **March 02, 2016**

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

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3976035

1050810201614815

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

PATEL, KAPILA  
20657 CANTARA ST  
WINNETKA, CA 91306

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

JAN 25 2016

CASE #: 709234  
ORDER #: A-3976035  
EFFECTIVE DATE: February 01, 2016  
COMPLIANCE DATE: March 02, 2016

OWNER OF

SITE ADDRESS: 20657 W CANTARA ST

ASSESSORS PARCEL NO.: 2108-001-095

ZONE: RS; Suburban Zone

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

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 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.

Comments: Attached garage converted to dwelling

2. Unapproved occupancy or use of the attached garage as dwelling.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

You are therefore ordered to: Discontinue the unapproved occupancy or use of the attached garage as dwelling  
Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

**3. The approximate 20' x 30' interior remodel of the garage to convert to a dwelling 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, 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.

Comments: Remove all unapproved construction, including but not limited to 1: Unapproved plumbing, including all fixtures and the related piping 2: unapproved electrical, including all fixtures, outlets and the related wiring. 3: Unapproved framing, including ceiling and interior partition walls and the related drywall

**4. Plumbing work has been done without the required permits and approvals.**

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

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Kitchen in converted garage.

**5. 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.

Comments: Attached garage converted to dwelling

**6. The approximate 6' x 20' enclosure of the second story balcony to a habitable space 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, 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: 2nd floor front of the single family dwelling .

**7. 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: Throughout the single family dwelling

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition

1050810201614815

**NON-COMPLIANCE FEE WARNING :**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED.** Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE:** FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING :**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**


There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 93.0403.2 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 Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

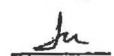
If you have any questions or require any additional information please feel free to contact me at (813)374-9864. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: January 22, 2016

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REVIEWED BY