

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

CITY OF LOS ANGELES
CALIFORNIA

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



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GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

April 4, 2022

Council District: # 7

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

JOB ADDRESS: **10400 NORTH JOHANNA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2549-025-016**
Re: Invoice #796571-5

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: **10400 North Johanna 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.

Pursuant to Section 98.0421, the property owner was issued an order on October 1, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	30.00
Grand Total	\$ 920.40

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 **\$920.40** 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 **\$920.40** 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

Jescheles
for

Ana Mae Yutan
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. T16863
Dated as of: 08/20/2021

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2549-025-016

Property Address: 10400 N JOHANNA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : PATRIS ISSAEI AND HERMINE GRIGORYAN AS TRUSTEES OF BRUTE TRUST

Grantor : HERMINE GRIGORYAN

Deed Date : 01/18/2018

Recorded : 02/09/2018

Instr No. : 18-0138420

**MAILING ADDRESS: PATRIS ISSAEI AND HERMINE GRIGORYAN AS TRUSTEES OF BRUTE TRUST
3667 HONOLULU AVE, LA CRESCENTA, CA 91214**

SCHEDULE B

LEGAL DESCRIPTION

**Lot Number: 78 Subdivision Name: HANSEN HEIGHTS Brief Description: HANSEN HEIGHTS LOT
COM N 18 22' W 494.11 FT FROM SW COR OF LOT 78 TH N 18 22' W 127.51 FT TH S 88 36' E 286
FT TH N 18 22' W**

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180138420



Pages:
0003

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

02/09/18 AT 08:00AM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
<hr/> PAID:	<hr/> 27.00



LEADSHEET



201802090190005

00014877628



008897819

SEQ:
05

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
United Wealth Protection Concepts
6188 57th Court
Vero Beach FL 32967

**WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO**
Patris Issaei and Hermine Grigoryan
as Trustees of
Brute Trust
3667 Honolulu Avenue
La Crescenta CA 91214



2

APN NO. 2549-025-016

14748 *W*

QUITCLAIM DEED

THE UNDERSIGNED GRANTORS DECLARE THAT THE DOCUMENTARY TRANSFER TAX IS \$0.00, CITY TAX \$ _____
This conveyance transfers the Grantors' interest into a Living Trust, R & T 11930.
_____ computed on the full value of the interest or property conveyed, or is
_____ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
_____ Unincorporated area: City of Sunland, County of Los Angeles and State of California

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

Hermine Grigoryan, then a single woman, now a married woman

This is a bonafide gift and the grantor received nothing in return, R & T 11911

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to

Patris Issaei and Hermine Grigoryan as Trustees of Brute Trust,

the following described real property in the City of Sunland, County of Los Angeles, State of California,

See Exhibit "A" attached

Also known as: 10400 Johanna Avenue, Sunland CA 91040

Dated: 1/18/, 2018

Signed: *Hermine Grigoryan*
Hermine Grigoryan

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.

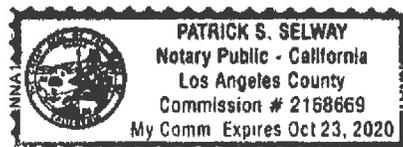
STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On 18th January 2, 2018 before me, *Patrick S. Selway*, Notary Public, personally appeared Hermine Grigoryan, 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: *Patrick S. Selway* (Seal)
MAIL TAX STATEMENTS AS DIRECTED ABOVE



SA

EXHIBIT "A"

Real property in the City of LOS ANGELES, County of Los Angeles, State of California, described as follows:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND DESCRIBED AS FOLLOWS: A PORTION OF LOT 78, HANSEN HEIGHTS, IN THE RANCHO TUJUNGA, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 13 PAGES 142 AND 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED BY THE FOLLOWING DESCRIBED LINES: BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT WITH THE SOUTHERLY LINE OF THE NORTHERLY 70 FEET OF SAID LOT; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 88 DEGREES 36' EAST 286 FEET; THENCE PARALLEL WITH SAID WESTERLY LINE, NORTH 18 DEGREES 22' WEST 74.33 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE, SOUTH 88 DEGREES 36' EAST 332.78 FEET; THENCE SOUTH 1 DEGREES 23' WEST 190 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH SAID NORTHERLY LINE OF WHICH PASSES THROUGH A POINT IN SAID WESTERLY LINE THAT IS DISTANT THEREON 18 DEGREES 22' EAST 201.89 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 88 DEGREES 36' WEST 550.32 FEET, MORE OR LESS TO SAID POINT IN SAID WESTERLY LINE; THENCE ALONG SAID WESTERLY LINE, NORTH 16 DEGREES 22' WEST 127.61 FEET ON THE POINT OF BEGINNING.

EXHIBIT B

ASSIGNED INSPECTOR: **JASON BRANNON**

Date: **April 4, 2022**

JOB ADDRESS: **10400 NORTH JOHANNA AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2549-025-016**

Last Full Title: **08/20/2021**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) PATRIS ISSAEI AND HERMINE GRIGORYAN AS TRUSTEES OF BRUTE TRUST
3667 HONOLULU AVE
LA CRESCENTA, CA 91214
CAPACITY: OWNERS

Property Detail Report

For Property Located At :

10400 JOHANNA AVE, SUNLAND, CA 91040-1644



RealQuest

Owner Information

Owner Name: **BRUTE TRUST**
 Mailing Address: **3667 HONOLULU AVE, LA CRESCENTA CA 91214-3223 C023**
 Vesting Codes: **// CT**

Location Information

Legal Description: **HANSEN HEIGHTS LOT COM N 18 22' W 494.11 FT FROM SW COR OF LOT 78 TH N 18 22' W 127.51 FT TH S 88 36' E 286 FT TH N 18 22' W 74.38 FT TH S 88 36' E 332.75 FT TH S 1 23' W TO A PT S 88 36' LOT 78**

County: **LOS ANGELES, CA** APN: **2549-025-016**
 Census Tract / Block: **1033.00 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **HANSEN HEIGHTS**
 Legal Book/Page: **10-36** Map Reference: **10-B3 /**
 Legal Lot: **78** Tract #: **10-B3 /**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **672** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **06037LO003**

Owner Transfer Information

Recording/Sale Date: **02/09/2018 / 01/18/2018** Deed Type: **QUIT CLAIM DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **138420**

Last Market Sale Information

Recording/Sale Date: **12/21/2017 / 12/15/2017** 1st Mtg Amount/Type: **/**
 Sale Price: **\$1,150,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1487414** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$449.57**
 New Construction: Multi/Split Sale:

Title Company: **FIRST AMERICAN TITLE CO RESID'**

Lender:

Seller Name: **SKELTON ROBERT & LILJA TRUST****Prior Sale Information**

Prior Rec/Sale Date: **11/30/2012 / 10/04/2012** Prior Lender: **BOFI FED'L BK**
 Prior Sale Price: **\$810,000** Prior 1st Mtg Amt/Type: **\$525,000 / CONV**
 Prior Doc Number: **1831232** Prior 1st Mtg Rate/Type: **4.50 / ADJUSTABLE INT RATE LOAN**

Prior Deed Type: **GRANT DEED****Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,558	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1954 / 1968	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **Building Permit****Site Information**

Zoning: **LARA** Acres: **2.09** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **90,942** Lot Width/Depth: **149 x 580** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$1,196,460** Assessed Year: **2020** Property Tax: **\$15,186.68**
 Land Value: **\$624,240** Improved %: **48%** Tax Area: **13**
 Improvement Value: **\$572,220** Tax Year: **2020** Tax Exemption:
 Total Taxable Value: **\$1,196,460**

Comparable Sales Report

For Property Located At



10400 JOHANNA AVE, SUNLAND, CA 91040-1644

3 Comparable(s) Selected.

Report Date: 10/06/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,150,000	\$1,080,000	\$1,450,000	\$1,310,000
Bldg/Living Area	2,558	2,727	2,849	2,808
Price/Sqft	\$449.57	\$379.08	\$513.38	\$467.14
Year Built	1954	1952	1980	1970
Lot Area	90,942	17,493	22,035	19,150
Bedrooms	3	3	4	4
Bathrooms/Restrooms	3	3	3	3
Stories	1.00	1.00	2.00	1.67
Total Value	\$1,208,855	\$456,205	\$1,031,549	\$663,900
Distance From Subject	0.00	0.16	0.49	0.37

*= user supplied for search only

Comp #:1 Distance From Subject:0.16 (miles)

Address: **10511 JOHANNA AVE, SHADOW HILLS, CA 91040-1645**

Owner Name: **PETROSYAN EDGAR**

Seller Name: **BILLIN LENNARD & NANCY A**

APN: **2543-011-008** Map Reference: **10-A3 /** Living Area: **2,727**

County: **LOS ANGELES, CA** Census Tract: **1033.00** Total Rooms: **5**

Subdivision: **16527** Zoning: **LARA** Bedrooms: **3**

Rec Date: **04/19/2021** Prior Rec Date: **11/04/2004** Bath(F/H): **3 /**

Sale Date: **03/05/2021** Prior Sale Date: **09/27/2004** Yr Built/Eff: **1952 / 1965**

Sale Price: **\$1,400,000** Prior Sale Price: **\$775,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **609460** Acres: **0.41** Fireplace: **Y / 1**

1st Mtg Amt: **\$822,000** Lot Area: **17,921** Pool: **POOL**

Total Value: **\$1,031,549** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**

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

Comp #:2 Distance From Subject:0.46 (miles)

Address: **9955 RANCHO CABALLO DR, SHADOW HILLS, CA 91040-1547**

Owner Name: **MIKAYELIAN MISAK/MIKAYELIAN AZATOUHIE**

Seller Name: **SHEA WILLIAM J**

APN: **2543-015-078** Map Reference: **10-A3 /** Living Area: **2,849**

County: **LOS ANGELES, CA** Census Tract: **1033.00** Total Rooms: **8**

Subdivision: **33993** Zoning: **LARA** Bedrooms: **4**

Rec Date: **03/24/2021** Prior Rec Date: **07/06/1998** Bath(F/H): **3 /**

Sale Date: **03/08/2021** Prior Sale Date: **05/21/1997** Yr Built/Eff: **1980 / 1980**

Sale Price: **\$1,450,000** Prior Sale Price: **\$315,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONTEMPORARY**

Document #: **470214** Acres: **0.51** Fireplace: **Y / 2**

1st Mtg Amt: **\$1,232,000** Lot Area: **22,035** Pool: **POOL**

Total Value: **\$456,205** # of Stories: **2** Roof Mat: **TILE**

Land Use: **SFR** Park Area/Cap#: **/** Parking: **BUILT-IN**

Comp #:3 Distance From Subject:0.49 (miles)

Address: **9833 RANCHO CABALLO DR, SUNLAND, CA 91040-1545**

Owner Name:	AMIRKHANIAN LEVIK				
Seller Name:	LEE JOHNGMAN & HAE T L/TR				
APN:	2543-015-088	Map Reference:	10-A3 /	Living Area:	2,849
County:	LOS ANGELES, CA	Census Tract:	1033.00	Total Rooms:	8
Subdivision:	33993	Zoning:	LARA	Bedrooms:	4
Rec Date:	03/26/2021	Prior Rec Date:	07/20/1987	Bath(F/H):	3 /
Sale Date:	02/09/2021	Prior Sale Date:	05/1987	Yr Built/Eff:	1980 / 1980
Sale Price:	\$1,080,000	Prior Sale Price:	\$285,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	482214	Acres:	0.40	Fireplace:	Y / 2
1st Mtg Amt:	\$822,000	Lot Area:	17,493	Pool:	
Total Value:	\$503,947	# of Stories:	2	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	BUILT-IN

EXHIBIT D

ASSIGNED INSPECTOR: **JASON BRANNON**

Date: **April 4, 2022**

JOB ADDRESS: **10400 NORTH JOHANNA AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2549-025-016**

CASE NO.: **879271**

ORDER NO.: **A-5153335**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 03, 2019**

COMPLIANCE EXPECTED DATE: **November 02, 2019**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5153335

1060130202003550

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

ISSAEL, PATRIS CO TR BRUTE TRUST 3667 HONOLULU AVE LA CRESCENTA, CA 91214

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

CASE #: 879271

ORDER #: A-5153335

EFFECTIVE DATE: October 03, 2019

COMPLIANCE DATE: November 02, 2019

OCT 04 2019

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

OWNER OF SITE ADDRESS: 10400 N JOHANNA AVE

ASSESSORS PARCEL NO.: 2549-025-016

ZONE: RA; Suburban 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 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: 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: 16'x24', 16'x20', and 20'x40' storage rooms used as habitable space without permits and approvals.

2. Unapproved occupancy or use of the three storage buildings as habitable space.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the three storage buildings as habitable space and return it to the originally permitted condition.

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.

Location: Single familt residence.

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 joists and interior partition walls and the related drywall.

3. The approximate 16'x20', 16'x24', and 20'x 40' remodel of the storage rooms to 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: Single family residence.

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 joists and interior partition walls and the related drywall.

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.

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

10601302020093550

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>

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)374-9861.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: October 03, 2019

RICHARD ROBLES
14410 SYLVAN STREET SUITE 105
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MAIDA
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