

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JAVIER NUNEZ
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GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

July 7, 2022

Council District: # 2

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

JOB ADDRESS: **12152 WEST KESWICK STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2307-014-013**
Re: Invoice #807907-3

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: **12152 West Keswick 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 February 6, 2020, 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

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T17055
Dated as of: 06/17/2022

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2307-014-013

Property Address: 12152 W KESWICK ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : PATRICIA R BORDA, CARLOS TORRES AND MARITZA BORDA

Grantor : SHIRLEY HOTAI

Deed Date : 04/25/1997

Recorded : 06/06/1997

Instr No. : 97-848658

MAILING ADDRESS: PATRICIA R BORDA, CARLOS TORRES AND MARITZA BORDA
12152 KESWICK ST, NORTH HOLLYWOOD, CA 91605

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5 Tract No: 12853 Brief Description: TRACT # 12853 LOT 5

MORTGAGES/LIENS

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

FIRST AMERICAN TITLE COMPANY OF LOS ANGELES

97- 848658

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
JUAN ALVARADO
PATRICIA ALVARADO
MARITZA BORDA
CARLOS TORRES

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

1:41 PM JUN 06 1997

FEE \$10 C
2

Space Above This Line for Recorder's Use Only

A.P.N.

Order No.: 9707537-31

Escrow No.: 278HD

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$187.00 & CITY \$265.00
(X) computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances remaining at time of sale, (D) (44)
unincorporated area; () City of NORTH HOLLYWOOD, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
SHIRLEY HOTAI,

hereby GRANT(S) to PATRICIA BORDA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND
CARLOS TORRES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND MARITZA BORDA, A SINGLE
WOMAN, ALL AS JOINT TENANTS
the following described property in the City of NORTH HOLLYWOOD, County of Los Angeles State of California;

Lot 5 of Tract 12853, in the City of LOS ANGELES, County of Los Angeles, State of California, as per map
recorded in Book 514, Pages 30, of Maps in the Office of the County Recorder of said County.

3307-14-13

Shirley Hotai
SHIRLEY HOTAI

Document Date: April 25, 1997

STATE OF CALIFORNIA
COUNTY OF Los Angeles) SS

On May 19, 1997 before me, Alison Tan
personally appeared - Shirley Hotai

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

WITNESS my hand and official seal.

Signature Alison Tan

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



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ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary ALISON TAN

Date Commission Expires MAY 15 1998

Notary Identification Number 1026713
(For Notaries commissioned after 1-1-1992)

Manufacturer/Vendor Identification Number NNA 1
(For Notaries commissioned after 1-1-1992)

Place of Execution of this Declaration NORWALK

Date 5-6-97

[Signature]
Signature (Firm name if any)

97- 848658



EXHIBIT B

ASSIGNED INSPECTOR: **KIM ALEX BEAUCHAMP**
JOB ADDRESS: **12152 WEST KESWICK STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2307-014-013**

Date: July 7, 2022

Last Full Title: **06/17/2022**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) PATRICIA R BORDA, CARLOS TORRES AND MARITZA BORDA
12152 KESWICK ST
NORTH HOLLYWOOD, CA 91605
CAPACITY: OWNERS

Property Detail Report

For Property Located At :
**12152 KESWICK ST, NORTH HOLLYWOOD, CA
 91605-2340**

**Owner Information**

Owner Name: **ALVARADO JUAN M/BORDA PATRICIA R**
 Mailing Address: **12152 KESWICK ST, NORTH HOLLYWOOD CA 91605-2340 C026**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT # 12853 LOT 5**
 County: **LOS ANGELES, CA** APN: **2307-014-013**
 Census Tract / Block: **1210.20 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **12853**
 Legal Book/Page: **514-30** Map Reference: **16-C2 /**
 Legal Lot: **5** Tract #: **12853**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **NHO** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **03/05/2012 / 02/24/2012** Deed Type: **TRUSTEE'S DEED (FORECLOSURE)**
 Sale Price: **\$276,000** 1st Mtg Document #:
 Document #: **343288**

Last Market Sale Information

Recording/Sale Date: **12/16/1998 / 11/09/1998** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **2279300** 2nd Mtg Amount/Type: **/**
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: **CHICAGO TITLE INS CO**
 Lender:
 Seller Name: **BORDA PATRICIA**

Prior Sale Information

Prior Rec/Sale Date: **10/13/1998 / 09/25/1998** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1870955** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **QUIT CLAIM DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,044	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1955 / 1970	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	FAIR
Other Improvements:	FENCE;ADDITION;FENCED YARD Building Permit				

Site Information

Zoning: **LAR1** Acres: **0.30** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **12,915** Lot Width/Depth: **90 x 144** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$330,885** Assessed Year: **2021** Property Tax: **\$4,290.64**
 Land Value: **\$83,645** Improved %: **75%** Tax Area: **13**
 Improvement Value: **\$247,240** Tax Year: **2021** Tax Exemption:
 Total Taxable Value: **\$330,885**

Comparable Sales Report

For Property Located At

**12152 KESWICK ST, NORTH HOLLYWOOD, CA 91605-2340**

6 Comparable(s) Selected.

Report Date: 06/29/2022

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$650,000	\$942,000	\$792,833
Bldg/Living Area	2,044	1,739	1,974	1,783
Price/Sqft	\$0.00	\$329.28	\$533.71	\$447.08
Year Built	1955	1959	2002	1981
Lot Area	12,915	3,685	6,634	5,018
Bedrooms	3	3	4	3
Bathrooms/Restrooms	3	2	3	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$330,885	\$322,910	\$666,837	\$473,833
Distance From Subject	0.00	0.13	0.48	0.32

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.13 (miles)
Address:	7557 VANTAGE AVE, NORTH HOLLYWOOD, CA 91605-3638				
Owner Name:	MESROPYAN ARMINE				
Seller Name:	BAKUNTS NAREG				
APN:	2307-025-025	Map Reference:	/	Living Area:	1,739
County:	LOS ANGELES, CA	Census Tract:	1233.01	Total Rooms:	
Subdivision:	45604	Zoning:	LARZ3	Bedrooms:	3
Rec Date:	12/28/2021	Prior Rec Date:	07/23/2010	Bath(F/H):	3 /
Sale Date:	12/22/2021	Prior Sale Date:	05/27/2010	Yr Built/Eff:	1990 / 1990
Sale Price:	\$800,000	Prior Sale Price:	\$335,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1919533	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$539,000	Lot Area:	4,382	Pool:	
Total Value:	\$396,501	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	2			Distance From Subject:	0.27 (miles)
Address:	7448 BELLINGHAM AVE, NORTH HOLLYWOOD, CA 91605-3680				
Owner Name:	HAMACHI ONE INC				
Seller Name:	PEREZ ISALIA C				
APN:	2307-025-054	Map Reference:	/	Living Area:	1,739
County:	LOS ANGELES, CA	Census Tract:	1233.01	Total Rooms:	
Subdivision:	45604	Zoning:	LARZ3	Bedrooms:	3
Rec Date:	04/21/2022	Prior Rec Date:	02/26/1990	Bath(F/H):	3 /
Sale Date:	04/06/2022	Prior Sale Date:	01/1990	Yr Built/Eff:	1989 / 1989
Sale Price:	\$805,000	Prior Sale Price:	\$274,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	436239	Acres:	0.08	Fireplace:	/
1st Mtg Amt:		Lot Area:	3,685	Pool:	
Total Value:	\$469,441	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3			Distance From Subject:	0.32 (miles)
Address:	7424 BELLINGHAM AVE, NORTH HOLLYWOOD, CA 91605-3673				
Owner Name:	NABI LIPI A/NABI M NUR				
Seller Name:	NGUYEN TUNG & VAN				
APN:	2307-025-048	Map Reference:	/	Living Area:	1,739

County:	LOS ANGELES, CA	Census Tract:	1233.01	Total Rooms:	
Subdivision:	45604	Zoning:	LARZ3	Bedrooms:	3
Rec Date:	01/05/2022	Prior Rec Date:	09/08/2016	Bath(F/H):	3 /
Sale Date:	11/19/2021	Prior Sale Date:	07/28/2016	Yr Built/Eff:	1989 / 1989
Sale Price:	\$810,000	Prior Sale Price:	\$340,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	14598	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$688,500	Lot Area:	3,686	Pool:	
Total Value:	\$560,760	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject:	0.36 (miles)
Address:	11919 COVELLO ST, NORTH HOLLYWOOD, CA 91605-3107		
Owner Name:	MASIS HOLDINGS LLC		
Seller Name:	WASHINGTON JEANNIE L		
APN:	2317-012-026	Map Reference:	16-C3 /
County:	LOS ANGELES, CA	Census Tract:	1224.10
Subdivision:	LANKERSHIM RANCH	Zoning:	LAR1
	LAND & WATER CO	Living Area:	1,974
Rec Date:	12/14/2021	Prior Rec Date:	10/31/1989
Sale Date:	11/16/2021	Prior Sale Date:	09/1989
Sale Price:	\$650,000	Prior Sale Price:	\$190,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1855544	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,634
Total Value:	\$322,910	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1959 / 1959
		Air Cond:	WINDOW
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.38 (miles)
Address:	11905 COVELLO ST, NORTH HOLLYWOOD, CA 91605-3107		
Owner Name:	VELASCO FABIAN		
Seller Name:	LUONG GARY		
APN:	2317-012-023	Map Reference:	16-C3 /
County:	LOS ANGELES, CA	Census Tract:	1224.10
Subdivision:	LANKERSHIM RANCH	Zoning:	LAR1
	LAND & WATER CO	Living Area:	1,741
Rec Date:	03/04/2022	Prior Rec Date:	05/27/1983
Sale Date:	02/23/2022	Prior Sale Date:	
Sale Price:	\$750,000	Prior Sale Price:	\$94,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	252593	Acres:	0.15
1st Mtg Amt:	\$675,000	Lot Area:	6,554
Total Value:	\$666,837	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1959 / 1960
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	ATTACHED GARAGE

Comp #:	6	Distance From Subject:	0.48 (miles)
Address:	12038 RATNER ST, NORTH HOLLYWOOD, CA 91605-1424		
Owner Name:	STAR LI LLC		
Seller Name:	KASSA-TEFERRA FAMILY TRUST		
APN:	2310-015-031	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1218.02
Subdivision:	53140	Zoning:	LAR1
Rec Date:	05/13/2022	Prior Rec Date:	01/13/2003
Sale Date:	04/21/2022	Prior Sale Date:	12/26/2002
Sale Price:	\$942,000	Prior Sale Price:	\$319,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	522400	Acres:	0.12
1st Mtg Amt:	\$630,000	Lot Area:	5,166
Total Value:	\$426,550	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,765
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	3 /
		Yr Built/Eff:	2002 / 2002
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **KIM ALEX BEAUCHAMP**
JOB ADDRESS: **12152 WEST KESWICK STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2307-014-013**

Date: **July 7, 2022**

CASE NO.: **889529**
ORDER NO.: **A-5240262**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 06, 2020**
COMPLIANCE EXPECTED DATE: **March 07, 2020**
DATE COMPLIANCE OBTAINED: **No compliance to date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5240262

101021520228861507

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

VAN AMBATIELOS
PRESIDENT
JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

**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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

ALVARADO, JUAN M AND BORDA, PATRICIA R.
12152 KESWICK ST
NORTH HOLLYWOOD, CA 91605

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

CASE #: 889529

ORDER #: A-5240262

EFFECTIVE DATE: February 06, 2020

COMPLIANCE DATE: March 07, 2020

OWNER OF
SITE ADDRESS: 12152 W KESWICK ST
ASSESSORS PARCEL NO.: 2307-014-013
ZONE: R1; One-Family Zone

JAN 27 2020

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

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

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.

2. Unapproved occupancy or use of the accessory living quarters as an accessory dwelling unit.

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

You are therefore ordered to: Discontinue the unapproved occupancy or use of the accessory living quarters as an accessory dwelling unit.

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.

Comments: Obtain all required permits and approvals for the illegal conversion of the accessory living quarters to an accessory dwelling unit or, restore the accessory living quarters back to original approved condition.

3. The approximate 25' x 30' remodel of the accessory living quarters to an accessory dwelling unit 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.

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 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.

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

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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)374-9854.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: January 23, 2020

RICHARD DOCKUS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854

Richard.Dockus@lacity.org



REVIEWED BY

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