

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

November 27, 2019

Council District: # 8

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

JOB ADDRESS: **1136 WEST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6019-011-006**

Re: Invoice #766031-7, #744648-9

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1136 West Florence Avenue, Los Angeles, CA**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order January 17, 2018 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	30.40
Title Report fee	38.00
Grand Total	\$ 3,624.96

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$3,624.96** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,624.96** 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
Ana Mae Yutan
Acting Chief, Resource Management Bureau

ATTEST: HOLLY 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. T16115
Dated as of: 08/12/2019

Prepared for: City of Los Angeles

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

APN #: 6019-011-006

Property Address: 1136 W FLORENCE AVE

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : FRANCISCO ORDAZ; TERESA ORDAZ; JESSICA LOPEZ

Grantor : HERNAN RAMIREZ; MARIA RAMIREZ

Deed Date : 12/22/2014

Recorded : 07/24/2015

Instr No. : 15-0904949

MAILING ADDRESS: FRANCISCO ORDAZ; TERESA ORDAZ; JESSICA LOPEZ
1136 W FLORENCE AVE LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

Lot: 30 Abbreviated Description: LOT:30 LORETTA TRACT EX OF ST LOT 30

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 04/26/2019

Document #: 19-0377080

Loan Amount: \$260,200

Lender Name: NEW AMERICAN FUNDING

Borrowers Name: JESSICA LOPEZ; FRANCISCO ORDAZ; TERESA ORDAZ

MAILING ADDRESS: LOANCARE LLC
3637 SENTARA WAY VIRGINIA BEACH, VA 23452

This page is part of your document - DO NOT DISCARD



20150904949



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

07/24/15 AT 08:00AM

Pages: 1
0004

FEES:	28.00
TAXES:	1,484.00
OTHER:	0.00
PAID:	1,512.00



LEADSHEET



201507240300019

00010912412



006983012

SEQ:
11

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T23

RECORDING REQUESTED BY:

LAWYERS TITLE COMPANY

LAWYERS TITLE

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

JESSICA LOPEZ
1136 WEST FLORENCE AVE
LOS ANGELES, CA 90044



114094604

APN: 6019-011-006
TITLE ORDER NO.: 114094604
ESCROW NO.: 15117-DL

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

(80) (44)

The undersigned Grantor(s) declare that the DOCUMENTARY TRANSFER TAX IS: \$291.50 COUNTY, \$1,192.50 CITY

☒ computed on the full value of the interest of property conveyed, or
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
☐ OR transfer is EXEMPT from tax for the following reason

LOS ANGELES

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HERNAN RAMIREZ and MARIA RAMIREZ, HUSBAND AND WIFE AS JOINT TENANTS

HEREBY GRANT(S) to: FRANCISCO ORDAZ AND TERESA ORDAZ, HUSBAND AND WIFE AND JESSICA LOPEZ A SINGLE WOMAN ALL AS JOINT TENANTS

All that real property situated in the City of LOS ANGELES, County of LOS ANGELES, State of California, described as: LOT 30, LORETTA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SEE EXHIBIT "A"
ATTACHED

Commonly Known As: 1136 WEST FLORENCE AVENUE, LOS ANGELES, CA 90044

Dated: December 22, 2014

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On January 21, 2015, before me,

Diana S. Suarez, a Notary Public

personally appeared Hernan Ramirez

and Maria Ramirez

Hernan Ramirez
HERNAN RAMIREZ

Maria Ramirez
MARIA RAMIREZ

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

Diana S. Suarez



(SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

110

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 January 21, 2015 before me, Diana S. Suarez Notary Public,

Date

(here insert name and title of the officer)

personally appeared Hernan Ramirez and Maria Ramirez

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: Diana S. Suarez (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant Deed Number of Pages: 2

Document Date: Dec 22, 2014 Other: _____

4

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 30, LORETTA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 6019-011-006

This page is part of your document - DO NOT DISCARD



20190377080



Pages:
0002

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

04/26/19 AT 08:00AM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



201904263250071

00016540289



009782639

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

190718067 DL

Requested and Prepared by:
Zieve, Brodnax & Steele, LLP

When Recorded Mail To:
LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452

APN: 6019-011-006

TS No: 19-56074

MERS MIN: 1003763-0002490869-9

MERS PH: 1-888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned corporation hereby grants, assigns, and transfers to:
Lakeview Loan Servicing, LLC

All beneficial interest under that certain Deed of Trust dated: 7/17/2015 executed by FRANCISCO ORDAZ AND TERESA ORDAZ, HUSBAND AND WIFE, AND JESSICA LOPEZ, A SINGLE WOMAN, ALL AS JOINT TENANTS, as Trustor(s), and Mortgage Electronic Registration Systems, Inc., as nominee for BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, its successors and assigns, as Beneficiary, to LAWYERS TITLE COMPANY, as Trustee, and recorded on 7/24/2015 as Instrument Number 20150904950 of Official Records, in the office of the County Recorder of Los Angeles County, California and also all rights accrued or to accrue under said Deed of Trust.

MERS Address: P.O. Box 2026 Flint, MI 48501-2026

Dated: APRIL 22, 2019

By: Mortgage Electronic Registration Systems, Inc.,
as nominee for BROKER SOLUTIONS, INC.,
DBA NEW AMERICAN FUNDING, its
successors and assigns

Linda Brown
LINDA BROWN

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.

ASSISTANT SECRETARY

city State of VIRGINIA
County of VIRGINIA BEACH

On 4-22-19 before me, ASHLEY N ROUSE Notary Public, personally
appeared Linda Brown 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 VIRGINIA that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ashley N. Rouse (Seal)

ASHLEY N ROUSE

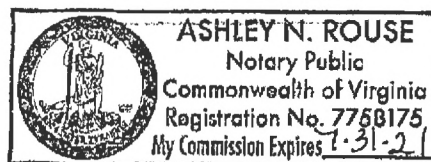


EXHIBIT B

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**

Date: November 27, 2019

JOB ADDRESS: 1136 WEST FLORENCE AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): **6019-011-006**

Last Full Title: 08/12/2019

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) FRANCISCO ORDAZ; TERESA ORDAZ; JESSICA LOPEZ

1136 W FLORENCE AVE
LOS ANGELES, CA 90044

CAPACITY: OWNERS

- 2) LOANCARE LLC
3637 SENTARA WAY
VIRGINIA, VA 23452

CAPACITY: INTERESTED PARTY

Property Detail Report

Property Located At :

FLORENCE AVE, LOS ANGELES, CA 90044-2508



RealQuest

Owner Information

Owner Name: ORDAZ FRANCISCO & TERESA/LOPEZ JESSICA
 Mailing Address: 1136 W FLORENCE AVE, LOS ANGELES CA 90044-2508 C003
 Listing Codes: //

Location Information

Legal Description:	LORETTA TRACT EX OF ST LOT 30		
County:	LOS ANGELES, CA	APN:	6019-011-006
Census Tract / Block:	2378.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	LORETTA TR
Legal Book/Page:		Map Reference:	51-F5 /
Legal Lot:	30	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C36	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:	07/24/2015 / 12/22/2014	1st Mtg Amount/Type:	\$260,200 / FHA
Sale Price:	\$265,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	904950
Document #:	904949	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$224.20
New Construction:		Multi/Split Sale:	
Title Company:	LAWYERS TITLE		
Lender:	NEW AMERICAN FNDG		
Seller Name:	RAMIREZ HERNAN & MARIA		

Prior Sale Information

Prior Rec/Sale Date:	11/02/1993 /	Prior Lender:	FINLAY FIN'L
Prior Sale Price:	\$135,000	Prior 1st Mtg Amt/Type:	\$133,951 / FHA
Prior Doc Number:	2144845	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	JOINT TENANCY DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,182	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1919 / 1924	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	CRAWL SPACE	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: Building Permit

Site Information

Zoning:	LAC2	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,989	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$343,332	Assessed Year:	2018	Property Tax:	\$5,934.98
Land Value:	\$104,040	Improved %:	70%	Tax Area:	204
Improvement Value:	\$239,292	Tax Year:	2018	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$336,332				

EXHIBIT D

ASSIGNED INSPECTOR: **KIM BEAUCHAMP**

Date: November 27, 2019

JOB ADDRESS: **1136 WEST FLORENCE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6019-011-006**

CASE NO.: **796787**

ORDER NO.: **A-4604332**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 17, 2018**

COMPLIANCE EXPECTED DATE: **February 16, 2018**

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

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4604332

1050321201853473

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

ORDAZ, FRANCISCO AND TERESA LOPEZ JESSICA
1136 W FLORENCE AVE
LOS ANGELES, CA 90044

CASE #: 796787

ORDER #: A-4604332

EFFECTIVE DATE: January 17, 2018

COMPLIANCE DATE: February 16, 2018

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

JAN 12 2018

OWNER OF

SITE ADDRESS: 1136 W FLORENCE AVE

ASSESSORS PARCEL NO.: 6019-011-006

ZONE: C2; Commercial Zone

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

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: Rear yard/garage.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

Comments: 1) Required two car garage in approximate size of 20' x 20' has been converted to habitable space with kitchen and bathroom without any permit or inspection approvals. 2) An attached addition in approximate size of 8' x 8' has been added to the south side of the garage without any permit or inspection approvals. Obtain all required permits and inspection approvals to legalize the above mentioned violations OR remove from site and return the garage to its original approved condition.

2. 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.

Location: Garage.

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.

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>

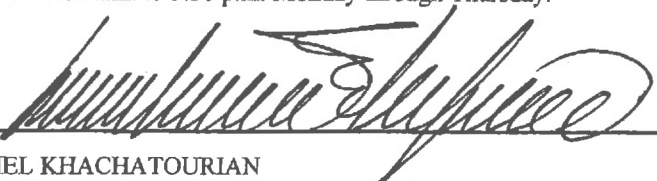
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

1050321201853473

If you have any questions or require any additional information please feel free to contact me at (213)978-4494.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: January 06, 2018

MEL KHACHATOURIAN
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(213)978-4494
Mel.Khachatourian@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