

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

May 18, 2017

Council District: # 6

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

JOB ADDRESS: **8004 NORTH WILLIS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2210-015-011**

On October 5, 2015, 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: **8004 North Willis Avenue, Los Angeles, California**, (the "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 5, 2015, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation Fee	\$ 336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Late Charge/Collection Fee (250%)	840.00
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>1,288.56</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** 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 **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Orgele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T13929
Dated as of: 12/21/2016

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2210-015-011

Property Address: 8004 N WILLIS AVE ✓ ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: JOINT TENANCY GRANT DEED

Grantee : PABLO CAMPOS AND EVA CAMPOS

Grantor : SYDNEY BROOKER AND HAROLD E. BROOKER

Deed Date : 01/20/1961

Recorded : 03/15/1961

Instr No. : 2519

MAILING ADDRESS: PABLO CAMPOS AND EVA CAMPOS
29624 LOUIS AVE CANYON COUNTRY CA 91351

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 81 Tract No: 17709 Abbreviated Description: LOT:81 CITY:REGION/CLUSTER:
03/03130 TR#:17709 TRACT # 17709 LOT 81 City/Muni/Twp: REGION/CLUSTER: 03/03130***

MORTGAGES/LIENS

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

2519

RECORDING REQUESTED BY

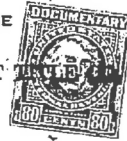
RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF. FOR PACIFIC COAST TITLE CO. MAR 15 1961 AT 8:02 A.M. RAY E. LEE, County Recorder

WHEN RECORDED MAIL TO

Mr. & Mrs. Pablo Campos 8004 Willis Ave. Panorama City, Calif.



SPAC LINE DOCUMENTARY RECORDER'S USE AFFIX \$ 19.80 I. H. STA.



FEE \$26

Joint Tenancy Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, a married man, and ROSALYN BROOKER SYDNEY BROOKER and HAROLD E. BROOKER, a single man

hereby GRANT(S) to

PABLO CAMPOS and EVA CAMPOS, husband and wife the real property in the county of Los Angeles

, AS JOINT TENANTS,

state of California, described as:

Lot 81 of Tract 17709, as per map recorded in book 455, pages 18-20 of Maps in the office of the county recorder of said county.

(Individual)

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On January 20, 1961 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sydney Brooker and Rosalyn Brooker

known to me to be the persons whose name are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

(Seal) Notary Public in and for said County and State

Dated January 10, 1961

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA } SS.

On January 16, 1961 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold E. Brooker

known to me to be the person whose name is subscribed to the within instrument and acknowledged that HE executed the same. WITNESS my hand and official seal.

(Seal) Notary Public in and for said County and State

Notary Public in and for said County and State

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Handwritten signatures of Harold E. Brooker, Sydney Brooker, and Rosalyn Brooker.

Title Order No. 46242.5

Escrow or Loan No. 2-896

EXHIBIT B

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

Date: **May 18, 2017**

JOB ADDRESS: **8004 NORTH WILLIS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2210-015-011**

Last Full Title: **12/21/2016**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). PABLO AND EVA CAMPOS
29624 LOUIS AVE
CANYON COUNTRY, CA 91351-1335

CAPACITY: OWNERS

Property Detail Report

For Property Located At:
8004 WILLIS AVE, PANORAMA CITY, CA 91402-5806



Owner Information

Owner Name: **CAMPOS PABLO & EVA**
 Mailing Address: **29624 LOUIS AVE, CANYON COUNTRY CA 91351-1335 C038**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 17709 LOT 81	APN:	2210-015-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1200.30 / 1	Subdivision:	17709
Township-Range-Sect:		Map Reference:	15-D2 /
Legal Book/Page:	455-18	Tract #:	17709
Legal Lot:	81	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/15/1961 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			

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:	PARKING AVAIL	Construction:	
Living Area:	1,248	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1953 / 1953	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,226	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$66,016	Assessed Year:	2016	Property Tax:	\$922.10
Land Value:	\$30,628	Improved %:	54%	Tax Area:	13
Improvement Value:	\$35,388	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$66,016				

Comparable Summary

For Property Located At



8004 WILLIS AVE, PANORAMA CITY, CA 91402-5806

5 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 5

	Subject Property	Low	High	Average
Sale Price	\$0	\$375,000	\$46,021,818	\$9,544,364
Bldg/Living Area	1,248	1,080	1,400	1,272
Price/Sqft	\$0.00	\$284.95	\$34,602.87	\$7,192.68
Year Built	1953	1948	1963	1953
Lot Area	6,226	5,485	9,571	6,665
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$66,016	\$202,377	\$406,099	\$311,462
Distance From Subject	0.00	0.22	0.46	0.33

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		8004 WILLIS AVE		1953	3	2		1,248	6,226	0.0
Comparables										
<input checked="" type="checkbox"/>	1	8150 WILLIS AVE	\$460,000	1953	3	2	03/03/2017	1,233	6,240	0.22
<input checked="" type="checkbox"/>	2	14941 MARSON ST	\$46,021,818	1954	3	1	02/28/2017	1,330	6,487	0.23
<input checked="" type="checkbox"/>	3	14915 TITUS ST	\$375,000	1963	3	2	02/27/2017	1,316	9,571	0.32
<input checked="" type="checkbox"/>	4	8060 WISNER AVE	\$465,000	1948	3	2	11/01/2016	1,400	5,485	0.44
<input checked="" type="checkbox"/>	5	8033 WISNER AVE	\$400,000	1948	3	1	09/02/2016	1,080	5,540	0.46

Comparable Sales Report

For Property Located At

**8004 WILLIS AVE, PANORAMA CITY, CA 91402-5806****5 Comparable(s) Selected.**

Report Date: 05/16/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$375,000	\$46,021,818	\$9,544,364
Bldg/Living Area	1,248	1,080	1,400	1,272
Price/Sqft	\$0.00	\$284.95	\$34,602.87	\$7,192.68
Year Built	1953	1948	1963	1953
Lot Area	6,226	5,485	9,571	6,665
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$66,016	\$202,377	\$406,099	\$311,462
Distance From Subject	0.00	0.22	0.46	0.33

* = user supplied for search only

Comp #:1 Distance From Subject:0.22 (miles)
 Address: **8150 WILLIS AVE, PANORAMA CITY, CA 91402-4708**
 Owner Name: **MELKONIAN OLGA & MELKON**
 Seller Name: **VALLADAREZ MARCO A & CLAUDIA**
 APN: **2210-014-019** Map Reference: **15-D1 /** Living Area: **1,233**
 County: **LOS ANGELES, CA** Census Tract: **1200.20** Total Rooms: **5**
 Subdivision: **17709** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/03/2017** Prior Rec Date: **08/09/2000** Bath(F/H): **2 /**
 Sale Date: **01/17/2017** Prior Sale Date: **07/25/2000** Yr Built/Eff: **1953 / 1954**
 Sale Price: **\$460,000** Prior Sale Price: **\$159,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **250587** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$451,668** Lot Area: **6,240** Pool: **POOL**
 Total Value: **\$202,377** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:2 Distance From Subject:0.23 (miles)
 Address: **14941 MARSON ST, PANORAMA CITY, CA 91402-5606**
 Owner Name: **SENTINEL PEAK RSRCS CALIFORNIA**
 Seller Name: **MONTEBELLO LAND CO LLC**
 APN: **2209-015-001** Map Reference: **15-C2 /** Living Area: **1,330**
 County: **LOS ANGELES, CA** Census Tract: **1200.10** Total Rooms: **6**
 Subdivision: **16793** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **02/28/2017** Prior Rec Date: **12/13/1999** Bath(F/H): **1 /**
 Sale Date: **07/01/2016** Prior Sale Date: **09/15/1999** Yr Built/Eff: **1954 / 1955**
 Sale Price: **\$46,021,818** Prior Sale Price: **\$160,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **233970** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: Lot Area: **6,487** Pool:
 Total Value: **\$299,265** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.32 (miles)
 Address: **14915 TITUS ST, VAN NUYS, CA 91402-4612**
 Owner Name: **MAXX UPSIDE LLC**
 Seller Name: **ORITZ GABRIEL A**
 APN: **2210-003-072** Map Reference: **15-D1 /** Living Area: **1,316**
 County: **LOS ANGELES, CA** Census Tract: **1200.20** Total Rooms: **5**
 Subdivision: **23511** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **02/27/2017** Prior Rec Date: **01/05/2010** Bath(F/H): **2 /**
 Sale Date: **02/17/2017** Prior Sale Date: **12/22/2009** Yr Built/Eff: **1963 / 1964**
 Sale Price: **\$375,000** Prior Sale Price: **\$250,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **226789** Acres: **0.22** Fireplace: **Y / 1**
 1st Mtg Amt: **\$337,500** Lot Area: **9,571** Pool: **POOL**
 Total Value: **\$272,597** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.44 (miles)
 Address: **8060 WISNER AVE, PANORAMA CITY, CA 91402-5624**
 Owner Name: **KHARATYAN ARTAK**
 Seller Name: **GALLO TYLER**
 APN: **2209-023-018** Map Reference: **15-C2 /** Living Area: **1,400**
 County: **LOS ANGELES, CA** Census Tract: **1200.10** Total Rooms: **5**
 Subdivision: **15010** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/01/2016** Prior Rec Date: **03/16/2015** Bath(F/H): **2 /**
 Sale Date: **09/23/2016** Prior Sale Date: **02/17/2015** Yr Built/Eff: **1948 / 1951**
 Sale Price: **\$465,000** Prior Sale Price: **\$400,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1347122** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$417,000** Lot Area: **5,485** Pool:
 Total Value: **\$406,099** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:	5	Distance From Subject:	0.46 (miles)
Address:	8033 WISNER AVE, PANORAMA CITY, CA 91402-5623		
Owner Name:	ALIPIO MARLON D & MARLA D		
Seller Name:	BAUTISTA AMELIO M		
APN:	2209-025-006	Map Reference:	15-C2 /
County:	LOS ANGELES, CA	Census Tract:	1200.10
Subdivision:	15010	Zoning:	LAR1
Rec Date:	09/02/2016	Prior Rec Date:	01/30/2002
Sale Date:	08/25/2016	Prior Sale Date:	01/02/2002
Sale Price:	\$400,000	Prior Sale Price:	\$189,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1057031	Acres:	0.13
1st Mtg Amt:	\$392,755	Lot Area:	5,540
Total Value:	\$376,971	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,080
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1948 / 1948
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JEFFREY DIFIORE**

Date: **May 18, 2017**

JOB ADDRESS: **8004 NORTH WILLIS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2210-015-011**

CASE#: **695887**

ORDER NO: **A-3873647**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 5, 2015**

COMPLIANCE EXPECTED DATE: **November 4, 2015**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3873647

1050720201612818

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATTELOS
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

**CAMPOS, PABLO AND EVA
29624 LOUIS AVE
CANYON COUNTRY, CA 91351**

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

SEP 29 2015

CASE #: 695887

ORDER #: A-3873647

EFFECTIVE DATE: October 05, 2015

COMPLIANCE DATE: November 04, 2015

OWNER OF

SITE ADDRESS: 8004 N WILLIS AVE

ASSESSORS PARCEL NO.: 2210-015-011

ZONE: R1; One-Family Zone

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 garage has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

- 2. Failure to provide or maintain the required off street parking.**

You are therefore ordered to: Provide and/or maintain the required off street parking.



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

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

3. Open storage of inoperable vehicles.

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

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

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

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

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

5. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) 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. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 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.

1050720201612818

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 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 (818)374-9847.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : _____

Date: September 17, 2015

RUSSELL SCHOONOVER
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VAN NUYS, CA 91401
(818)374-9847
Russell.Schoonover@lacity.org

Mn 9-28-2015

REVIEWED BY