

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES

CALIFORNIA



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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

June 14, 2018

Council District: # 11

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

JOB ADDRESS: **1282 NORTH CALLE DE SEVILLA, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4431-002-010**

Re: Invoice #694323-7

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: **1282 North Calle De Sevilla, 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.

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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 660.00
Late Charge/Collection Fee (250%)	1,650.00
Accumulated Interest (1%/month)	462.03
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,814.03</b>

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 **\$2,814.03** 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 **\$2,814.03** 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 Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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**Property Title Report**

**Work Order No. T15389**  
**Dated as of: 05/24/2018**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

**APN #: 4431-002-010**

**Property Address: 1282 N CALLE DE SEVILLA      City: Los Angeles      County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: INTERSPOUSAL TRANSFER GRANT DEED**

**Grantee : HERSEL SAIDIAN**

**Grantor : NEGIN FARASATPOUR**

**Deed Date : 03/06/2015**

**Recorded : 04/03/2015**

**Instr No. : 15-0365724**

**MAILING ADDRESS: HERSEL SAIDIAN**  
**1282 CALLE DE SEVILLA PACIFIC PALISADES CA 90272**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 30 Tract No: 31071 Abbreviated Description: LOT:30 TR#:31071 TRACT NO 31071 LOT 30**

**MORTGAGES/LIENS**

**Type of Document: DEED OF TRUST**

**Recording Date: 04/03/2015**

**Document #: 15-0365725**

**Loan Amount: \$1,087,000**

**Lender Name: LUTHER BURBANK SAVINGS**

**Borrowers Name: HERSEL SAIDIAN**

**MAILING ADDRESS: LUTHER BURBANK SAVINGS**  
**816 FOURTH ST SANTA ROSA, CA 95404**

This page is part of your document - DO NOT DISCARD



20150365724



Pages:  
0003

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

04/03/15 AT 08:00AM

FEEs :	25.00
TAXES :	0.00
OTHER :	0.00
PAID :	25.00



LEADSHEET



201504030180002

00010373658



006737886

SEQ:  
02

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

59

2

RECORDING REQUESTED BY:  
Fieldstone Escrow  
Order No. 4843080  
Escrow No. 2-1364-KD  
Parcel No. 4431-002-010  
AND WHEN RECORDED MAIL TO:

HERSEL SAIDIAN  
1282 Calle De Sevilla  
Pacific Palisades, CA 90272



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**INTERSPOUSAL TRANSFER GRANT DEED**

(Excluded from reappraisal under California Constitution Act 13 A 1.et.seq.)

DOCUMENTARY TRANSFER TAX \$NONE

This is an Interspousal Transfer and not a change in ownership under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

From One Spouse to the Other Spouse

[Signature]  
Signature of Declarant or Agent determining tax. Firm Name  
SoCal \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR  
Negin Farasatpour, spouse of Grantee

hereby GRANTS to Hersel Saidian, a married man as his sole and separate property

the real property in the City of Los Angeles County of Los Angeles, State of California:

**LEGAL DESCRIPTION AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

More commonly known as: 1282 Calle De Sevilla, Pacific Palisades, CA 90272

Dated March 6, 2015

[Signature]  
Negin Farasatpour

3-28-15

"This conveyance establishes sole and separate property of a spouse, R & T 11911"

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 } s.s.

On March 28, 2015, before me, Jeffrey Herrera, Notary Public,  
personally appeared Negin Farasatpour

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

[Signature]

(Seal)



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

2A

**LEGAL DESCRIPTION**

**EXHIBIT A**

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

**PARCEL 1:**

LOT 30, IN TRACT 31071, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 817, PAGES 58 THROUGH 75 INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL UNDERLYING MINERALS, OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES WITHOUT, HOWEVER, THE RIGHT OF ENTRY ON THE SURFACE OF SAID LAND TO EXPLORE, FOR, DEVELOP OR REMOVE SAID SUBSTANCES, BUT WITH THE FULL RIGHT TO EXPLORE FOR, DEVELOP AND REMOVE THE SAME FROM ANY PORTION OF SAID LAND WHICH IS 500 FEET OR MORE BELOW THE GROUND SURFACE AND ALSO WITH THE FULL RIGHT TO DRILL UNDER OR THROUGH SAID LAND AT ANY POINT OR POINTS 500 FEET OR MORE BELOW THE GROUND SURFACE FOR THE EXPLORATION, DEVELOPMENT AND REMOVAL OF THE SAME, AS EXCEPTED AND RESERVED BY GEORGE E. VOLLMERS, TRUSTEE, IN DEED RECORDED DECEMBER 30, 1960 IN BOOK D-1079 PAGE 528, OFFICIAL RECORDS, AND BY DEED RECORDED DECEMBER 30, 1960 IN BOOK D-1079 PAGE 532, OFFICIAL RECORDS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL THOSE CERTAIN AREAS DESIGNATED AS "PRIVATE STREETS" ON THE MAP OF SAID TRACT NO. 31071.

APN: 4431-002-010

# EXHIBIT B

ASSIGNED INSPECTOR: **BRENDAN LOONEY**

Date: **June 14, 2018**

JOB ADDRESS: **1282 NORTH CALLE DE SEVILLA, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4431-002-010**

Last Full Title: **05/24/2018**

Last Update to Title:  
.....

## LIST OF OWNERS AND INTERESTED PARTIES

1). HERSEL SAIDIAN  
1282 CALLE DE SEVILLA  
PACIFIC PALISADES, CA 90272

CAPACITY: OWNER

2). LUTHER BURBANK SAVINGS  
816 FOURTH ST  
SANTA ROSA, CA 95404

CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :  
**1282 CALLE DE SEVILLA, PACIFIC PALISADES, CA 90272-2136**

**Owner Information**

Owner Name: **HERSEL SAIDIAN**  
 Mailing Address: **1282 CALLE DE SEVILLA, PACIFIC PALISADES CA 90272-2136 C006**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TRACT NO 31071 LOT 30</b>	APN:	<b>4431-002-010</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2626.01 / 1</b>	Subdivision:	<b>31071</b>
Township-Range-Sect:		Map Reference:	<b>30-A6 /</b>
Legal Book/Page:	<b>817-58</b>	Tract #:	<b>31071</b>
Legal Lot:	<b>30</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C15</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>04/03/2015 / 03/06/2015</b>	Deed Type:	<b>INTERSPOUSAL DEED TRANSFER</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>365724</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>04/03/2015 / 03/17/2015</b>	1st Mtg Amount/Type:	<b>\$1,087,000 / CONV</b>
Sale Price:	<b>\$1,520,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>365725</b>
Document #:	<b>365723</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$501.65</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIRST AMERICAN TITLE</b>		
Lender:	<b>LUTHER BURBANK SVGS</b>		
Seller Name:	<b>YANG CHEN C TRUST</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>02/27/1976 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$54,500</b>	Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>3,030</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>8</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1974 / 1974</b>	Roof Type:		Style:	<b>CONTEMPORARY</b>
Fireplace:	<b>Y / 2</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>2.00</b>	Roof Material:	<b>GRAVEL &amp; ROCK</b>	Condition:	
Other Improvements:	<b>SHED;WETBAR</b>				

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,313</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:	<b>CUL-DE-SAC</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$1,574,043</b>	Assessed Year:	<b>2017</b>	Property Tax:	<b>\$19,168.60</b>
Land Value:	<b>\$1,035,555</b>	Improved %:	<b>34%</b>	Tax Area:	<b>67</b>
Improvement Value:	<b>\$538,488</b>	Tax Year:	<b>2017</b>	Tax Exemption:	
Total Taxable Value:	<b>\$1,574,043</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1282 CALLE DE SEVILLA, PACIFIC PALISADES, CA 90272-2136****2 Comparable(s) Selected.**

Report Date: 06/12/2018

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$1,520,000	\$1,965,000	\$1,991,000	\$1,978,000
Bldg/Living Area	3,030	2,885	3,030	2,958
Price/Sqft	\$501.65	\$657.10	\$681.11	\$669.10
Year Built	1974	1973	1974	1973
Lot Area	6,313	5,990	6,286	6,138
Bedrooms	4	4	4	4
Bathrooms/Restrooms	3	4	5	4
Stories	2.00	2.00	2.00	2.00
Total Value	\$1,574,043	\$1,519,314	\$1,695,587	\$1,607,450
Distance From Subject	0.00	0.08	0.38	0.23

\* = user supplied for search only

<b>Comp #:1</b>		<b>Distance From Subject:0.08 (miles)</b>	
Address:	17156 AVENIDA DE SANTA YNEZ, PACIFIC PALISADES, CA 90272-2133		
Owner Name:	HUNTER WALTER J & ROBIN B		
Seller Name:	PUOPOLO M T & A M TRUST		
APN:	4431-001-010	Map Reference:	40-A1 /
County:	LOS ANGELES, CA	Census Tract:	2626.01
Subdivision:	31071	Zoning:	LAR1
Rec Date:	10/06/2017	Prior Rec Date:	06/02/2006
Sale Date:	08/29/2017	Prior Sale Date:	05/24/2006
Sale Price:	\$1,991,000	Prior Sale Price:	\$1,440,000
Sale Type:	FULL	Prior Sale Type:	UNKNOWN
Document #:	1149638	Acres:	0.14
1st Mtg Amt:	\$1,592,459	Lot Area:	6,286
Total Value:	\$1,695,587	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	3,030
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	5 /
		Yr Built/Eff:	1974 / 1974
		Air Cond:	
		Style:	FRENCH PROVINCIAL
		Fireplace:	Y / 2
		Pool:	POOL
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

<b>Comp #:2</b>		<b>Distance From Subject:0.38 (miles)</b>	
Address:	1424 AVENIDA DE CORTEZ, PACIFIC PALISADES, CA 90272-2125		
Owner Name:	COURTNEY CHRISTOPHER T & ELISHA A		
Seller Name:	DAVIDOVSKY VICTORIA L & BELLA		
APN:	4431-007-017	Map Reference:	30-A6 /
County:	LOS ANGELES, CA	Census Tract:	2626.01
Subdivision:	31071	Zoning:	LAR1
Rec Date:	05/31/2018	Prior Rec Date:	01/21/2005
Sale Date:	04/08/2018	Prior Sale Date:	12/23/2004
Sale Price:	\$1,965,000	Prior Sale Price:	\$1,265,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	543152	Acres:	0.14
1st Mtg Amt:	\$1,670,250	Lot Area:	5,990
Total Value:	\$1,519,314	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	2,885
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	4 /
		Yr Built/Eff:	1973 / 1973
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL



# EXHIBIT D

ASSIGNED INSPECTOR: **BRENDAN LOONEY**

Date: **June 14, 2018**

JOB ADDRESS: **1282 NORTH CALLE DE SEVILLA, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4431-002-010**

CASE#: **698883**

ORDER NO: **A-4090757**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 09, 2015**

COMPLIANCE EXPECTED DATE: **August 08, 2015**

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

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4090757

1808319520172808

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL

HERSEL SAIDIAN  
1282 N CALLE DE SEVILLA  
PACIFIC PALISADES, CA 90272

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

CASE #: 698883  
ORDER #: A-4090757  
EFFECTIVE DATE: July 09, 2015  
COMPLIANCE DATE: August 08, 2015

JUN 27 2016

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

OWNER OF  
SITE ADDRESS: 1282 N CALLE DE SEVILLA

ASSESSORS PARCEL NO.: 4431-002-010

ZONE: R1; One-Family 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.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:  
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).  
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

Location: Interior and exterior of the dwelling.

Comments: Stop all: 1) remodel of the kitchen; 2) (3) bathrooms; 3) exterior entrance; and, 4) detached 12'x16' framed structure at the front of the dwelling.

2. The remodel of the kitchen, (3) bathrooms and front entry was 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.

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

100112120102000

Location: Interior and exterior of dwelling.

Comments: Provide permits, plans and approvals for the: 1) kitchen remodel with structural changes; 2) front exterior entry, with structural changes and 3) remodel of (3) bathrooms.

**3. Electrical work has been done without the required permits and approvals.**

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

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Interior and exterior of the dwelling.

Comments: Discontinue the use of the unapproved hazardous electrical wiring and fixtures in the: 1) kitchen; 2) (3) bathrooms; 3) exterior circuit near the BBQ; and, 4) at the detached 12'x16' pergola at the front of the dwelling.

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

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

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

Location: Interior and exterior of the dwelling.

Comments: Discontinue the use of the unapproved hazardous plumbing piping and fixtures in the kitchen, (3) bathrooms and exterior gas the the BBQ.

**5. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.**

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

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Interior of the dwelling.

Comments: Discontinue the use of the unapproved hazardous HVAC in the kitchen and (3) bathrooms.

**6. Construction work was performed and concealed without obtaining the required inspections. CONCEALED WORK WITHOUT INSPECTION(S).**

You are therefore ordered to: 1) Expose all work concealed without the required inspections.  
2) Call for inspection.

Code Section(s) in Violation: 91.104.2.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Interior and exterior of the dwelling.

Comments: Expose all building, electrical, plumbing and HVAC work installed.

**7. The approximate 12'x16' construction of a detached pergola to was 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, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the

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](http://www.ladbs.org)

L.A.M.C.

Location: Front of the dwelling.

Comments: Provide plans, permits and approvals for the 12'x16' detached pergola at the front of the dwelling.

**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.**

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](http://www.ladbs.org)

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If you have any questions or require any additional information please feel free to contact me at (310)417-8640.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: June 23, 2016

ROBERT GARTH  
7166 MANCHESTER AVENUE, #10B  
LOS ANGELES, CA 90045  
(310)417-8640

Robert.Garth@lacity.org

PC

REVIEWED BY

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