

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

June 21, 2018

Council District: # 12

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

JOB ADDRESS: **8404 NORTH JOAN LANE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2005-012-021**
Re: Invoice #740036-1

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: **8404 North Joan Lane, 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 November 13, 2017, 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	42.00
Grand Total	\$ 1,288.56

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 Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
 CULVER CITY, CA 90231
 Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15406
Dated as of: 05/30/2018

Prepared for: City of Los Angeles

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

APN #: 2005-012-021

Property Address: 8404 N JOAN LANE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TATSUO HIRANO; DENEEN JORDAN

Grantor : IN HIS PRESENCE LLC

Deed Date : 12/15/2017

Recorded : 12/29/2017

Instr No. : 17-1521466

MAILING ADDRESS: TATSUO HIRANO; DENEEN JORDAN
8404 JOAN LN CANOGA PARK CA 91304

SCHEDULE B

LEGAL DESCRIPTION

Lot: 21 Tract No: 23410 Abbreviated Description: LOT:21 TR#:23410 TRACT NO 23410 LOT 21

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 12/29/2017

Document #: 17-1521467

Loan Amount: \$405,000

Lender Name: MEGA CAPITAL FUNDING INC

Borrowers Name: TATSUO HIRANO; DENEEN JORDAN

MAILING ADDRESS: MEGA CAPITAL FUNDING INC
5000 NORTH PARKWAY CALABASAS STE 100 CALABASAS, CA 91302

This page is part of your document - DO NOT DISCARD



20171521466



Pages:
0003

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

12/29/17 AT 03:21PM

FEES:	25.00
TAXES:	5,012.00
OTHER:	0.00
PAID:	5,037.00



LEADSHEET



201712293270056

00014730924



008821383

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:
Stewart (formally Title 365)
Order No. CA0310-17016959-30
Escrow No. 4141-MK
Parcel No. 2005-012-021

AND WHEN RECORDED MAIL TO:

TATSUO HIRANO & DENEE JORDAN
8404 JOAN LANE
LOS ANGELES (AREA OF WEST
HILLS), CA 91304

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$984.50 and CITY \$4,027.50

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Los Angeles (area Of West Hills), and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, In His Presence, LLC, a California limited liability company

hereby GRANT(S) to **Tatsuo Hirano and Denee Jordan, husband and wife as joint tenants**

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

Lot 21 of Tract No. 23410 in the City of Los Angeles (area Of West Hills), County of Los Angeles, State of California, as per map recorded in Book 754 Page(s) 24-27 inclusive of Maps in the Office of the County Recorder of Los Angeles County. SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.

More commonly known as: **8404 Joan Lane, Los Angeles (area Of West Hills), CA 91304**

Date December 15, 2017

In His Presence, LLC, a California limited liability company


By: Mariyan Khosravizadeh, Managing Member



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.

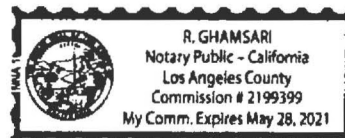
STATE OF CALIFORNIA }
COUNTY OF _____ } s.s.

On Dec 27, 2017, before me, R. Ghamsari Notary Public, personally appeared Mariyan Khosravizadeh, 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 R. Ghamsari (Seal)



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

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

Lot 21 of Tract No. 23410, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 754, Page(s) 24 to 27, inclusive of Maps, in the Office of the County Recorder of said County.

Except therefrom all oil, petroleum, gas and all kindred substances and other minerals lying 500 feet or more below the surface of the land, but without any right whatsoever to the use of the surface or the subsurface of said land to a depth of 500 feet from said surface for any purpose incidental to the ownership of said substances, as granted in deed recorded October 31, 1967 as Instrument No. 2541, in Book D3815, Page 207, Official Records.

APN: 2005-012-021

EXHIBIT B

ASSIGNED INSPECTOR: **MARK VISOCKY**
JOB ADDRESS: **8404 NORTH JOAN LANE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2005-012-021**

Date: **June 21, 2018**

Last Full Title: **05/30/2018**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). TATSUO HIRANO; DENEEN JORDAN
8404 JOAN LN
CANOGA PARK, CA 91304
CAPACITY: OWNERS

- 2). LN HIS PRESENCE LLC
4924 BALBOA BLVD PMB 286
ENCINO, CA 91316
CAPACITY: OWNERS

- 3). MEGA CAPITAL FUNDING INC
5000 NORTH PARKWAY CALABASAS STE 100
CALABASAS, CA 91302
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
8404 JOAN LN, WEST HILLS, CA 91304-3117

**Owner Information**

Owner Name: **HIRANO TATSUO/JORDAN DENEE**
 Mailing Address: **8404 JOAN LN, WEST HILLS CA 91304-3117 C021**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT NO 23410 LOT 21	APN:	2005-012-021
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1132.31 / 1	Subdivision:	23410
Township-Range-Sect:		Map Reference:	5-F1 /
Legal Book/Page:	754-24	Tract #:	23410
Legal Lot:	21	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WEH	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	12/29/2017 / 12/15/2017	1st Mtg Amount/Type:	\$406,000 / CONV
Sale Price:	\$895,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1521467
Document #:	1521466	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$344.63
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE		
Lender:	MEGA CAP FNDG INC		
Seller Name:	IN HIS PRESENCE LLC		

Prior Sale Information

Prior Rec/Sale Date:	01/31/2017 / 01/24/2017	Prior Lender:	KARZI EQUITIES LTD
Prior Sale Price:	\$761,500	Prior 1st Mtg Amt/Type:	\$670,000 /
Prior Doc Number:	124735	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	2,597	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	4	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	3	Porch Type:	
Total Rooms:	8	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1967 / 1967	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 2	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	EXCELLENT
Other Improvements:	FENCE;SHED				

Site Information

Zoning:	LARE11	Acres:	0.28	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	12,401	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:	CUL-DE-SAC			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$750,000	Assessed Year:	2017	Property Tax:	\$9,318.97
Land Value:	\$500,000	Improved %:	33%	Tax Area:	16
Improvement Value:	\$250,000	Tax Year:	2017	Tax Exemption:	
Total Taxable Value:	\$750,000				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8404 JOAN LN, WEST HILLS, CA 91304-3117**7 Comparable(s) Selected.**

Report Date: 06/20/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$895,000	\$635,000	\$895,000	\$760,357
Bldg/Living Area	2,597	2,225	2,724	2,417
Price/Sqft	\$344.63	\$260.89	\$393.26	\$316.09
Year Built	1967	1963	1967	1964
Lot Area	12,401	11,013	16,050	12,390
Bedrooms	4	4	5	4
Bathrooms/Restrooms	3	2	3	3
Stories	2.00	1.00	2.00	1.43
Total Value	\$750,000	\$108,949	\$750,000	\$505,719
Distance From Subject	0.00	0.22	0.41	0.33

* = user supplied for search only

Comp #:1		Distance From Subject:0.0 (miles)	
Address:	8404 JOAN LN, WEST HILLS, CA 91304-3117		
Owner Name:	HIRANO TATSUO/JORDAN DENEE		
Seller Name:	IN HIS PRESENCE LLC		
APN:	2005-012-021	Map Reference:	5-F1 /
County:	LOS ANGELES, CA	Census Tract:	1132.31
Subdivision:	23410	Zoning:	LARE11
Rec Date:	12/29/2017	Prior Rec Date:	01/31/2017
Sale Date:	12/15/2017	Prior Sale Date:	01/24/2017
Sale Price:	\$895,000	Prior Sale Price:	\$761,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1521466	Acres:	0.28
1st Mtg Amt:	\$406,000	Lot Area:	12,401
Total Value:	\$750,000	# of Stories:	2.00
Land Use:	SFR	Park Area/Cap#:	/ 4
		Living Area:	2,597
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1967 / 1967
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 2
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:2		Distance From Subject:0.22 (miles)	
Address:	8419 PINELAKE DR, WEST HILLS, CA 91304-3148		
Owner Name:	ALVAREZ MIKE		
Seller Name:	MAJER FAMILY TRUST		
APN:	2005-015-014	Map Reference:	5-F1 /
County:	LOS ANGELES, CA	Census Tract:	1132.31
Subdivision:	28595	Zoning:	LARE11
Rec Date:	03/30/2018	Prior Rec Date:	04/08/1970
Sale Date:	11/13/2017	Prior Sale Date:	
Sale Price:	\$670,000	Prior Sale Price:	\$41,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	307565	Acres:	0.29
1st Mtg Amt:		Lot Area:	12,556
Total Value:	\$125,771	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 4
		Living Area:	2,312
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1966 / 1975
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:3		Distance From Subject:0.28 (miles)	
Address:	8313 AMOND LN, WEST HILLS, CA 91304-3140		
Owner Name:	CAEDDU HEOK		
Seller Name:	HASERJIAN SHARON TRUST		
APN:	2005-017-015	Map Reference:	5-F1 /
County:	LOS ANGELES, CA	Census Tract:	1132.31
Subdivision:	25670	Zoning:	LARE11
Rec Date:	11/17/2017	Prior Rec Date:	11/05/2004
Sale Date:	11/08/2017	Prior Sale Date:	10/18/2004
Sale Price:	\$635,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	N
Document #:	1326380	Acres:	0.25
1st Mtg Amt:		Lot Area:	11,022
		Living Area:	2,434
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1963 / 1963
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	

Total Value:	\$606,154	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	BUILT-IN

Comp #:4			Distance From Subject:0.33 (miles)		
Address: 8322 LESTER LN, WEST HILLS, CA 91304-3147					
Owner Name: ROBERSON JOSEPH/ROBERSON-MARTINEZ JASMINE					
Seller Name: MOSLEHI HAMID					
APN:	2005-017-028	Map Reference:	5-F1 /	Living Area:	2,724
County:	LOS ANGELES, CA	Census Tract:	1132.31	Total Rooms:	7
Subdivision:	25670	Zoning:	LARE11	Bedrooms:	4
Rec Date:	09/22/2017	Prior Rec Date:	02/26/2002	Bath(F/H):	3 /
Sale Date:	08/22/2017	Prior Sale Date:	01/23/2002	Yr Built/Eff:	1963 / 1965
Sale Price:	\$765,000	Prior Sale Price:	\$455,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1088158	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:	\$565,000	Lot Area:	11,102	Pool:	POOL
Total Value:	\$579,158	# of Stories:	2.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5			Distance From Subject:0.34 (miles)		
Address: 8201 CLEMENS AVE, WEST HILLS, CA 91304-3515					
Owner Name: JOOYMANDI IMAN A/MOVAHEDIAN FAHIMEH					
Seller Name: NALBANDIAN AVEDIS B					
APN:	2020-002-009	Map Reference:	5-F1 /	Living Area:	2,225
County:	LOS ANGELES, CA	Census Tract:	1344.23	Total Rooms:	8
Subdivision:	24213	Zoning:	LARE11	Bedrooms:	4
Rec Date:	12/26/2017	Prior Rec Date:	06/27/2017	Bath(F/H):	3 /
Sale Date:	12/20/2017	Prior Sale Date:	06/17/2017	Yr Built/Eff:	1965 / 1965
Sale Price:	\$782,500	Prior Sale Price:	\$620,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1496198	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:	\$626,000	Lot Area:	11,013	Pool:	
Total Value:	\$710,000	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6			Distance From Subject:0.38 (miles)		
Address: 23441 JONATHAN ST, CANOGA PARK, CA 91304-3524					
Owner Name: MACKEY MANDY L					
Seller Name: RANOVATION INC					
APN:	2020-021-023	Map Reference:	5-F1 /	Living Area:	2,225
County:	LOS ANGELES, CA	Census Tract:	1344.23	Total Rooms:	8
Subdivision:	24213	Zoning:	LARE11	Bedrooms:	4
Rec Date:	03/30/2018	Prior Rec Date:	05/17/2017	Bath(F/H):	3 /
Sale Date:	02/12/2018	Prior Sale Date:	05/10/2017	Yr Built/Eff:	1965 / 1965
Sale Price:	\$875,000	Prior Sale Price:	\$669,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	306493	Acres:	0.29	Fireplace:	Y / 1
1st Mtg Amt:	\$743,750	Lot Area:	12,587	Pool:	
Total Value:	\$660,000	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:7			Distance From Subject:0.41 (miles)		
Address: 8034 JASON AVE, WEST HILLS, CA 91304-3516					
Owner Name: GUERRA JAIME					
Seller Name: DAGNAN TRUST					
APN:	2020-020-022	Map Reference:	5-F2 /	Living Area:	2,401
County:	LOS ANGELES, CA	Census Tract:	1344.23	Total Rooms:	9
Subdivision:	24213	Zoning:	LARE11	Bedrooms:	5
Rec Date:	03/27/2018	Prior Rec Date:		Bath(F/H):	3 /
Sale Date:	03/21/2018	Prior Sale Date:		Yr Built/Eff:	1965 / 1965
Sale Price:	\$700,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	288864	Acres:	0.37	Fireplace:	Y / 1
1st Mtg Amt:	\$520,000	Lot Area:	16,050	Pool:	
Total Value:	\$108,949	# of Stories:	1.00	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **MARK VISOCKY**
JOB ADDRESS: **8404 NORTH JOAN LANE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2005-012-021**

Date: June 21, 2018

CASE#: 788536
ORDER NO: A-4529767

EFFECTIVE DATE OF ORDER TO COMPLY: **November 13, 2017**
COMPLIANCE EXPECTED DATE: **December 13, 2017**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-4529767

1050207201851081

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIOLOS
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

IN HIS PRESENCE LLC
4924 BALBOA BLVD PMB 286
ENCINO, CA 91316

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

CASE #: 788536

ORDER #: A-4529767

EFFECTIVE DATE: November 13, 2017
COMPLIANCE DATE: December 13, 2017

NOV 06 2017

OWNER OF
SITE ADDRESS: 8404 N JOAN LANE

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

ASSESSORS PARCEL NO.: 2005-012-021
ZONE: RE11; Min. Lot 11,000 Sq. Ft.

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 approximate 15 'X 20' construction of a deck/ patio cover 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 the required building inspections.

Code Section(s) in Violation: 91.8902, 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104,

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

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 L.A.M.C.

Location: Rear of dwelling

Comments: Discontinue the use/ occupancy of the unapproved 15' X 30' structure being used as a deck/ patio cover. Either demolish the unapproved remodeling or obtain permits & approvals to legally convert existing structure to an approved use.

2. The approximate entire interior remodel of the dwelling was completed without the required permits and approvals.

You are therefore ordered to: Submit plans, obtain the required permits and expose the work for required inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout dwelling

Comments: Submit plans, obtain the required permits and expose the work for all required building inspections. To include, but not limited to; kitchen, 3 bathrooms, 2 HVAC systems, all exterior window and door replacements and re-sized openings, can lighting throughout dwelling & water heater replacement.

3. Electrical work has been done without the required permits and approvals for the electrical panel upgrade.

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: Main dwelling

Comments: Immediately obtain the required Electrical Permits & Approvals for the unapproved modifications to the electrical panel and the service to the dwelling and expose the work for the required building inspections.

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.

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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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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the **Los Angeles Housing + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9842. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: October 11, 2017

MARK VISOCKY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9842
Mark.Visocky@lacity.org


REVIEWED BY

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