

BOARD OF
BUILDING AND SAFETY
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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
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 20, 2019

Council District: # 4

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

JOB ADDRESS: **300 SOUTH LUCERNE BOULEVARD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5505-025-016**
Re: Invoice # 745888-0

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: **300 South Lucerne Boulevard, 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.

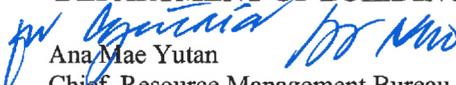
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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. 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
Title Report fee	<u>38.00</u>
Grand Total	\$ <u>2,348.00</u>

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 **\$2,348.00** 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 **\$2,348.00** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Ana Mae Yutan
Chief, 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. T16272
Dated as of: 11/04/2019

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5505-025-016

Property Address: 300 S LUCERNE BLVD

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : GEVORK HAGOPIAN

Grantor : GEVORK HAGOPIAN; ANAIT HAGOPIAN

Deed Date : 05/19/2014

Recorded : 05/29/2014

Instr No. : 14-0554159

MAILING ADDRESS: GEVORK HAGOPIAN
300 S LUCERNE BLVD LOS ANGELES CA 90020

SCHEDULE B

LEGAL DESCRIPTION

Lot: 64 Tract No: 2136 Abbreviated Description: LOT:64 TR#:2136 TRACT # 2136 LOT 64

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20140554159



Pages:
0003

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

05/29/14 AT 08:00AM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201405290250003

00009231877



006214778

SEQ:
23

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

124

PROVIDENT TITLE COMPANY

11352795
RECORDING REQUESTED BY:
Central Escrow, Inc.
Order No. 11352795
Escrow No. 5051485-KT
Parcel No. 5505-025-016



AND WHEN RECORDED MAIL TO:

GEVORK HAGOPIAN
300 S. LUCERNE BLVD
LOS ANGELES, CA 90020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS and CITY and
 Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
 unincorporated area: Los Angeles and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gevork Hagopian and Anait Hagopian, Husband and Wife as Joint Tenants

hereby REMISE, RELEASE AND QUITCLAIM to

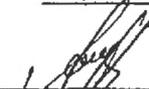
Gevork Hagopian, a Married Man as His Sole and Separate Property

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

See Exhibit "A" attached hereto and made a part hereof.
Commonly known as: 300 South Lucerne Blvd, Los Angeles, CA 90020

This is a bonafide gift and the Grantor received nothing in return, R & T 11911.

Dated May 19, 2014



Gevork Hagopian



Anait Hagopian

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On MAY 21, 2014, before me, JANET JO, NOTARY PUBLIC,
personally appeared Gevork Hagopian and Anait Hagopian
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  (Seal)



Mail Tax Statements to Return Address Above

23h

EXHIBIT "A"

LOT 64 OF TRACT 2136, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

ASSIGNED INSPECTOR: **BENEDICT MATHIAS**

Date: **November 13, 2019**

JOB ADDRESS: **300 SOUTH LUCERNE BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5505-025-016**

Last Full Title: **11/04/2019**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1) GEVORK HAGOPIAN
300 S LUCERNE BLVD
LOS ANGELES, CA 90020

CAPACITY: OWNER

Property Detail Report

For Property Located At :
300 S LUCERNE BLVD, LOS ANGELES, CA 90020-4747

**Owner Information**

Owner Name: **GAGOPIAN GEVORK**
 Mailing Address: **300 S LUCERNE BLVD, LOS ANGELES CA 90020-4747 C007**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT # 2136 LOT 64**
 County: **LOS ANGELES, CA** APN: **5505-025-016**
 Census Tract / Block: **2110.00 / 2** Alternate APN:
 Township-Range-Sect: **22-65** Subdivision: **2136**
 Legal Book/Page: **64** Map Reference: **43-C1 /**
 Legal Lot: **64** Tract #: **2136**
 Legal Block: **C18** School District: **LOS ANGELES**
 Market Area: **C18** School District Name: **LOS ANGELES**
 Neighbor Code: **C18** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **05/29/2014 / 05/19/2014** Deed Type: **QUIT CLAIM DEED**
 Sale Price: **554159** 1st Mtg Document #: **554160**
 Document #: **554159**

Last Market Sale Information

Recording/Sale Date: **06/09/2004 / 05/14/2004** 1st Mtg Amount/Type: **\$500,000 / CONV**
 Sale Price: **\$1,750,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **1473276**
 Document #: **1473275** 2nd Mtg Amount/Type: **\$400,000 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ ADJ**
 Transfer Document #: **GRANT DEED** Price Per SqFt: **\$473.48**
 New Construction: Multi/Split Sale:

Title Company: **EQUITY TITLE CO.**
 Lender: **AMERICAS WHOLESALE LENDER**
 Seller Name: **LEE MOON G**

Prior Sale Information

Prior Rec/Sale Date: **06/30/2000 / 06/09/2000** Prior Lender: **TJ FIN'L**
 Prior Sale Price: **\$785,000** Prior 1st Mtg Amt/Type: **\$500,000 / CONV**
 Prior Doc Number: **1005695** Prior 1st Mtg Rate/Type: **/ FIXED RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area: Parking Type: **PARKING AVAIL** Construction:
 Living Area: **3,696** Garage Area: Heat Type: **CENTRAL**
 Tot Adj Area: Garage Capacity: **2** Exterior wall:
 Above Grade: Parking Spaces: **2** Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: **6** Finish Bsmnt Area: Pool: **POOL**
 Bath(F/H): **3 /** Basement Type: Air Cond:
 Year Built / Eff: **1921 / 1922** Roof Type: Style:
 Fireplace: **Y / 1** Foundation: Quality:
 # of Stories: **2** Roof Material: Condition:
 Other Improvements: **ADDITION Building Permit**

Site Information

Zoning: **LARE11** Acres: **0.33** County Use: **SINGLE FAMILY RESID (0101)**
 Lot Area: **14,459** Lot Width/Depth: **70 x 192** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: **CORNER** Sewer Type: **TYPE UNKNOWN**

Tax Information

Total Value: **\$2,228,592** Assessed Year: **2018** Property Tax: **\$27,296.82**
 Land Value: **\$1,749,393** Improved %: **22%** Tax Area: **67**
 Improvement Value: **\$479,199** Tax Year: **2018** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$2,221,592**

Comparable Sales Report

For Property Located At



300 S LUCERNE BLVD, LOS ANGELES, CA 90020-4747

6 Comparable(s) Selected.

Report Date: 01/23/2020

Search Criteria:

Maximum Number Of Comparables On Report	6
Sort Method	Distance From Subject (ascending)
Distance From Subject(miles)	0.5
Months Back	62
Living Area Difference (%)	15
Land Use	SFR

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$1,750,000	\$2,050,000	\$3,982,500	\$2,926,250
Bldg/Living Area	3,696	3,170	4,238	3,514
Price/Sqft	\$473.48	\$483.72	\$1,056.65	\$844.81
Year Built	1921	1920	1955	1926
Lot Area	14,459	7,439	14,420	9,975
Bedrooms	6	4	5	4
Bathrooms/Restrooms	3	3	5	4
Stories	2.00	2.00	2.00	2.00
Total Value	\$2,273,162	\$1,632,672	\$3,982,500	\$2,851,870
Distance From Subject	0.00	0.05	0.10	0.08

*= user supplied for search only

Comp #:1				Distance From Subject:0.05 (miles)	
Address:	311 S LUCERNE BLVD, LOS ANGELES, CA 90020-4746				
Owner Name:	591 N BRONSON LLC				
Seller Name:	GEDDES PETER G & SUSANNE B				
APN:	5505-018-011	Map Reference:	43-C1 /	Living Area:	3,201
County:	LOS ANGELES, CA	Census Tract:	2110.00	Total Rooms:	
Subdivision:	2136	Zoning:	LARE11	Bedrooms:	4
Rec Date:	11/16/2017	Prior Rec Date:	04/12/2013	Bath(F/H):	4 /
Sale Date:	10/12/2017	Prior Sale Date:	03/25/2013	Yr Built/Eff:	1922 / 1945
Sale Price:	\$3,288,000	Prior Sale Price:	\$2,400,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1319443	Acres:	0.29	Fireplace:	Y / 1
1st Mtg Amt:	\$1,972,800	Lot Area:	12,619	Pool:	POOL
Total Value:	\$3,644,160	# of Stories:	2	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2			Distance From Subject:0.07 (miles)
Address:	340 S LUCERNE BLVD, LOS ANGELES, CA 90020-4747		
Owner Name:	CORTETO ADAM/CORLETO MELISSA		
Seller Name:	HARRIS FAMILY TRUST		
APN:	5505-025-011	Map Reference:	43-C1 /
County:	LOS ANGELES, CA	Census Tract:	2110.00
Subdivision:	2136	Zoning:	LARE11
Rec Date:	10/05/2018	Prior Rec Date:	09/26/2003
Sale Date:	09/20/2018	Prior Sale Date:	09/17/2003
Sale Price:	\$3,982,500	Prior Sale Price:	\$1,600,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1017662	Acres:	0.33
1st Mtg Amt:	\$2,200,000	Lot Area:	14,420
Total Value:	\$3,982,500	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,769
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	4 /
		Yr Built/Eff:	1920 / 1923
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:3			Distance From Subject:0.08 (miles)
Address:	269 S LUCERNE BLVD, LOS ANGELES, CA 90004-3726		
Owner Name:	SIMANTOB A & F FAMILY TRUST		
Seller Name:	MURRAY ALEXANDER M & MEGHAN L		
APN:	5515-014-013	Map Reference:	43-C1 /
County:	LOS ANGELES, CA	Census Tract:	2110.00
Subdivision:	3501	Zoning:	LAR1
Rec Date:	12/01/2017	Prior Rec Date:	04/29/2015
Sale Date:	10/31/2017	Prior Sale Date:	03/26/2015
Sale Price:	\$2,375,000	Prior Sale Price:	\$2,199,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1389293	Acres:	0.20
1st Mtg Amt:	\$1,781,250	Lot Area:	8,546
Total Value:	\$2,422,500	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,170
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	3 /
		Yr Built/Eff:	1921 / 1924
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:4			Distance From Subject:0.10 (miles)
Address:	253 S PLYMOUTH BLVD, LOS ANGELES, CA 90004-3813		
Owner Name:	SHARP MICHAEL & ANDREA F/TR		
Seller Name:	BERENSON FAMILY TRUST		
APN:	5515-022-015	Map Reference:	34-C6 /
County:	LOS ANGELES, CA	Census Tract:	2110.00
Subdivision:	3743	Zoning:	LAR1
Rec Date:	07/24/2018	Prior Rec Date:	11/30/2000
Sale Date:	06/15/2018	Prior Sale Date:	11/10/2000
Sale Price:	\$3,038,000	Prior Sale Price:	\$1,025,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	737127	Acres:	0.17
1st Mtg Amt:	\$2,000,000	Lot Area:	7,439
Total Value:	\$3,038,000	# of Stories:	2
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	3,246
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1923 / 1940
		Air Cond:	
		Style:	
		Fireplace:	Y / 2
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:5			Distance From Subject:0.10 (miles)
Address:	230 S LUCERNE BLVD, LOS ANGELES, CA 90004-3727		
Owner Name:	MELVILLE MAYANKA		
Seller Name:	KATZ MITCHELL		
APN:	5515-021-006	Map Reference:	34-C6 /
		Living Area:	3,460

County:	LOS ANGELES, CA	Census Tract:	2110.00	Total Rooms:	8
Subdivision:	3501	Zoning:	LAR1	Bedrooms:	4
Rec Date:	08/08/2019	Prior Rec Date:	10/12/2011	Bath(F/H):	5 /
Sale Date:	07/16/2019	Prior Sale Date:	09/23/2011	Yr Built/Eff:	1920 / 1932
Sale Price:	\$2,824,000	Prior Sale Price:	\$1,450,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	792284	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,976,600	Lot Area:	8,411	Pool:	POOL
Total Value:	\$1,632,672	# of Stories:	2	Roof Mat:	TILE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:	6			Distance From Subject:	0.10 (miles)
Address:	262 S ARDEN BLVD, LOS ANGELES, CA 90004-3719				
Owner Name:	JOHNSON DAVID V JR/JOHNSON STEPHANIE L				
Seller Name:	KUBOTA RAYMOND S & JEAN Y				
APN:	5515-014-011	Map Reference:	43-C1 /	Living Area:	4,238
County:	LOS ANGELES, CA	Census Tract:	2110.00	Total Rooms:	
Subdivision:	3501	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/06/2015	Prior Rec Date:	03/07/1979	Bath(F/H):	4 /
Sale Date:	04/22/2015	Prior Sale Date:		Yr Built/Eff:	1955 / 1990
Sale Price:	\$2,050,000	Prior Sale Price:	\$84,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	524266	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,640,000	Lot Area:	8,413	Pool:	POOL
Total Value:	\$2,391,389	# of Stories:	2	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **BENEDICT MATHIAS**

Date: **November 13, 2019**

JOB ADDRESS: **300 SOUTH LUCERNE BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5505-025-016**

CASE NO.: **691376**

ORDER NO.: **A-3885266**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 07, 2015**

COMPLIANCE EXPECTED DATE: **November 06, 2015**

DATE COMPLIANCE OBTAINED: **July 22, 2019**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3885266

1050720201612817

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

SUBSTANDARD ORDER AND NOTICE OF FEE

GAGOPIAN, GEVORK
300 S LUCERNE BLVD
LOS ANGELES, CA 90020

CASE #: 691376

ORDER #: A-3885266

EFFECTIVE DATE: October 07, 2015

COMPLIANCE DATE: November 06, 2015

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

OCT 01 2015

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

OWNER OF

SITE ADDRESS: 300 S LUCERNE BLVD

ASSESSORS PARCEL NO.: 5505-025-016

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. Garage converted to dwelling.

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. The approximate 16 x 20 construction of 2 structures to the garage 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)



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

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 L.A.M.C.

Comments: The two structures attached to the South side of the garage was constructed without permits.

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 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 Department (LAHD)** at (213) 808-8888 or go to: <http://lahd.lacity.org>

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If you have any questions or require any additional information please feel free to contact me at (213)252-3045.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Stanley J. ...*

Date: September 30, 2015

DAVE MATSON
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REVIEWED BY