

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

ERIC GARCETTI
MAYOR

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 3, 2020

Council District: # 12

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

JOB ADDRESS: **19128 WEST PRAIRIE STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2762-035-025**
Re: Invoice #748313-6

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: **19128 West Prairie Street, 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 March 8, 2018, 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	38.00
Grand Total	\$ 1,284.56

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 **\$1,284.56** 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 **\$1,284.56** 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


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. T16370
Dated as of: 12/03/2019

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2762-035-025

Property Address: 19128 W PRAIRIE ST ***City: Los Angeles*** ***County: Los Angeles***

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : THANG XUAN DAM; THUY THI TRUONG

Grantor : SAMUEL L ABRAMSON; SAMUEL L ABRAMSON REVOCABLE TRUST

Deed Date : 10/27/2016

Recorded : 11/15/2016

Instr No. : 16-1428277

MAILING ADDRESS: THANG XUAN DAM; THUY THI TRUONG
19128 PRAIRIE ST NORTHRIDGE CA 91324

SCHEDULE B

LEGAL DESCRIPTION

Lot: 74 Tract No: 26647 Abbreviated Description: LOT:74 TR#:26647 TRACT NO 26647 LOT 74

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20161428277



Pages:
0003

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

11/15/16 AT 08:00AM

FEES:	25.00
TAXES:	3,718.40
OTHER:	0.00
PAID:	3,743.40



LEADSHEET



201611151080037

00012943563



007946169

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08_161115_5054059

RECORDING REQUESTED BY:
Progressive Title

AND WHEN RECORDED MAIL TO:

Thang Dam & Thuy Thi Truong
19128 Prairie St.
Northridge, CA 91324

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: PR1611472
AP#: 2762-035-025

Escrow No.: 23808-CK

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$730.40 CITY TRANSFER TAX \$2,988.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Los Angeles AND

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

Samuel L. Abramson, Trustee of the Samuel L. Abramson Revocable Trust dated July 13, 2006

hereby GRANT(s) to:

Thang Xuan Dam and Thuy Thi Truong, Husband and Wife as Joint Tenants

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

Lot 74 of Tract No. 26647 as per Map recorded in Book 680, Pages 64 to 67 inclusive of Maps, in the Office of the County Recorder of said County.

Except therefrom all oils and mineral in and under said land, but without the right of entry to the surface or the subsurface to a depth of 500 feet of said land, as provided in the document recorded in Book M-898 Page 32, Official Records

Also Known as: 19128 Prairie St., Los Angeles (Northridge area), CA 91324

SEE EXHIBIT "A"
ATTACHED

Dated October 27, 2016

Samuel L. Abramson, Trustee of the Samuel L. Abramson Revocable Trust dated July 13, 2006

BY: Samuel L. Abramson Trustee
Samuel L. Abramson, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On November 1, 2016 before me, Cheri Kriegler A Notary Public personally appeared Samuel L. Abramson 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

Cheri Kriegler

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

2762-035-025

EXHIBIT "A"

LOT 74 OF TRACT NO. 26647, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 680 PAGES 64 TO 67 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OILS AND MINERAL IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OR THE SUBSURFACE TO A DEPTH OF 500 FEET OF SAID LAND, AS PROVIDED IN THE DOCUMENT RECORDED IN BOOK M-898 PAGE 32, OFFICIAL RECORDS.

*****END OF LEGAL DESCRIPTION*****

EXHIBIT B

ASSIGNED INSPECTOR: **EMIL OPFFER**

Date: **January 3, 2020**

JOB ADDRESS: **19128 WEST PRAIRIE STREET, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **2762-035-025**

Last Full Title: **12/03/2019**

Last Update to Title:

..... **Los Angeles**

LIST OF OWNERS AND INTERESTED PARTIES

- 1) THANG XUAM DAM; THUY THI TRUONG
19128 PRAIRIE ST
NORTHRIDGE, CA 91324

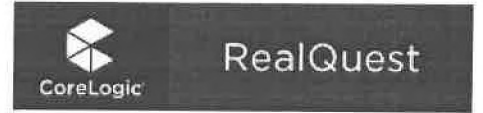
CAPACITY: OWNERS

EXHIBIT C

Property Detail Report

For Property Located At :

19128 PRAIRIE ST, NORTHRIDGE, CA 91324-2723



Owner Information

Owner Name: **DAM THANG XUAN &TRUONG THUY THI**
 Mailing Address: **19128 PRAIRIE ST, NORTHRIDGE CA 91324-2723 C049**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 26647 LOT 74	APN:	2762-035-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1153.01 / 2	Subdivision:	26647
Township-Range-Sect:		Map Reference:	7-B5 /
Legal Book/Page:	680-64	Tract #:	26647
Legal Lot:	74	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NR	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:	11/15/2016 / 10/27/2016	1st Mtg Amount/Type:	/
Sale Price:	\$664,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1428277	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$274.61
New Construction:		Multi/Split Sale:	
Title Company:	PROGRESSIVE TITLE COMPANY		
Lender:			
Seller Name:	ABRAMSON SAMUEL L TRUST		

Prior Sale Information

Prior Rec/Sale Date:	12/03/1996 /	Prior Lender:	AMERICAN SVGS BK
Prior Sale Price:	\$256,000	Prior 1st Mtg Amt/Type:	\$204,800 / CONV
Prior Doc Number:	1939862	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,418	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1962 / 1962	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;FENCED YARD;SHED Building Permit				

Site Information

Zoning:	LARA	Acres:	0.38	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	16,768	Lot Width/Depth:	113 x 148	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$690,825	Assessed Year:	2019	Property Tax:	\$8,513.20
Land Value:	\$552,660	Improved %:	20%	Tax Area:	16
Improvement Value:	\$138,165	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$690,825				

Comparable Sales Report

For Property Located At



19128 PRAIRIE ST, NORTHRIDGE, CA 91324-2723

6 Comparable(s) Selected.

Report Date: 01/28/2020

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	\$664,000	\$615,000	\$995,000	\$780,000
Bldg/Living Area	2,418	2,169	2,602	2,387
Price/Sqft	\$274.61	\$275.78	\$403.41	\$326.80
Year Built	1962	1957	1964	1961
Lot Area	16,768	11,074	17,640	15,340
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	2	4	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$690,825	\$147,204	\$890,120	\$666,281
Distance From Subject	0.00	0.04	0.11	0.07

*= user supplied for search only

Comp #:1				Distance From Subject:0.04 (miles)	
Address:	19209 KNAPP ST, NORTHRIDGE, CA 91324-2718				
Owner Name:	GOODMAN GARY J				
Seller Name:	SALTZMAN ADAM M & N PAIGE				
APN:	2762-036-024	Map Reference:	7-A5 /	Living Area:	2,521
County:	LOS ANGELES, CA	Census Tract:	1153.01	Total Rooms:	7
Subdivision:	26647	Zoning:	LARE11	Bedrooms:	5
Rec Date:	08/31/2016	Prior Rec Date:	11/26/2014	Bath(F/H):	4 /
Sale Date:	08/18/2016	Prior Sale Date:	10/20/2014	Yr Built/Eff:	1962 / 1962
Sale Price:	\$765,000	Prior Sale Price:	\$548,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1042431	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:	\$573,750	Lot Area:	11,074	Pool:	SPA
Total Value:	\$795,905	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:2 Distance From Subject:0.05 (miles)
 Address: 19135 PRAIRIE ST, NORTHRIDGE, CA 91324-2724
 Owner Name: BOEHMER ADAM A/BOEHMER BONNIE J
 Seller Name: RUIZ FELIPE
 APN: 2762-018-007 Map Reference: 7-A5 / Living Area: 2,230
 County: LOS ANGELES, CA Census Tract: 1153.01 Total Rooms: 9
 Subdivision: 22205 Zoning: LARA Bedrooms: 5
 Rec Date: 07/26/2016 Prior Rec Date: 09/02/2005 Bath(F/H): 3 /
 Sale Date: 06/30/2016 Prior Sale Date: 08/04/2005 Yr Built/Eff: 1960 / 1960
 Sale Price: \$615,000 Prior Sale Price: \$775,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 869859 Acres: 0.40 Fireplace: Y / 1
 1st Mtg Amt: \$584,250 Lot Area: 17,575 Pool: POOL
 Total Value: \$640,886 # of Stories: 1 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.06 (miles)
 Address: 9231 VANALDEN AVE, NORTHRIDGE, CA 91324-2751
 Owner Name: KOHLI HARMINDER S/KOHLI JASMIT K
 Seller Name: FOREMAN GARY & EMMA L/TR
 APN: 2762-035-021 Map Reference: 7-B5 / Living Area: 2,364
 County: LOS ANGELES, CA Census Tract: 1153.01 Total Rooms: 8
 Subdivision: 26647 Zoning: LARA Bedrooms: 5
 Rec Date: 02/15/2019 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 12/20/2018 Prior Sale Date: Yr Built/Eff: 1963 / 1963
 Sale Price: \$698,500 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL
 Document #: 138734 Acres: 0.39 Fireplace: Y / 1
 1st Mtg Amt: \$200,000 Lot Area: 16,818 Pool:
 Total Value: \$147,204 # of Stories: 1 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.07 (miles)
 Address: 9301 BECKFORD AVE, NORTHRIDGE, CA 91324-2704
 Owner Name: TRUONG THUY T/DAM THANG X
 Seller Name: PAREDES ALEJANDRO & MARIA T
 APN: 2762-022-011 Map Reference: 7-A4 / Living Area: 2,436
 County: LOS ANGELES, CA Census Tract: 1153.01 Total Rooms: 6
 Subdivision: 22205 Zoning: LARA Bedrooms: 3
 Rec Date: 03/11/2016 Prior Rec Date: 11/13/2014 Bath(F/H): 3 /
 Sale Date: 03/09/2016 Prior Sale Date: 10/14/2014 Yr Built/Eff: 1963 / 1963
 Sale Price: \$731,500 Prior Sale Price: \$625,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 267227 Acres: 0.28 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 12,170 Pool: POOL
 Total Value: \$782,533 # of Stories: 1 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / Parking: PARKING AVAIL

Comp #:5 Distance From Subject:0.09 (miles)
 Address: 19116 LIGGETT ST, NORTHRIDGE, CA 91324-2719
 Owner Name: ZARETSKI DMITRIY/ZARETSKI ANNA
 Seller Name: ORTIZ CELESTE C 2016 TRUST
 APN: 2762-018-026 Map Reference: 7-A5 / Living Area: 2,602

County:	LOS ANGELES, CA	Census Tract:	1153.01	Total Rooms:	6
Subdivision:	22205	Zoning:	LARA	Bedrooms:	3
Rec Date:	09/12/2019	Prior Rec Date:	05/23/2014	Bath(F/H):	3 /
Sale Date:	08/28/2019	Prior Sale Date:	04/25/2014	Yr Built/Eff:	1957 / 1964
Sale Price:	\$995,000	Prior Sale Price:	\$810,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	940784	Acres:	0.41	Fireplace:	Y / 1
1st Mtg Amt:	\$927,800	Lot Area:	17,640	Pool:	POOL
Total Value:	\$890,120	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:	6	Distance From Subject:	0.11 (miles)
Address:	19220 PRAIRIE ST, NORTHRIDGE, CA 91324-2725		
Owner Name:	HANSEN ALICIA S		
Seller Name:	WEINSTEIN SUSAN B		
APN:	2762-036-029	Map Reference:	7-A5 /
County:	LOS ANGELES, CA	Census Tract:	1153.01
Subdivision:	26647	Zoning:	LARA
Rec Date:	07/18/2019	Prior Rec Date:	08/18/2003
Sale Date:	07/01/2019	Prior Sale Date:	07/08/2003
Sale Price:	\$875,000	Prior Sale Price:	\$580,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	701808	Acres:	0.38
1st Mtg Amt:	\$700,000	Lot Area:	16,764
Total Value:	\$741,040	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,169
		Total Rooms:	8
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1964 / 1964
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **EMIL OPFFER**
JOB ADDRESS: **19128 WEST PRAIRIE STREET, LOS ANGELES, CA**
ASSESSOR PARCEL NO. (APN): **2762-035-025**

Date: **January 3, 2020**

CASE NO.: **799639**
ORDER NO.: **A-4596562**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 08, 2018**
COMPLIANCE EXPECTED DATE: **April 07, 2018**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A- 4596562

1061023201865513

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI MAYOR

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

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

DAM, THANG XUAN AND TRUONG, THUY THI 19128 PRAIRIE ST NORTHRIDGE, CA 91324

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

MAR 1 2018

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

CASE #: 799639 ORDER #: A-4596562 EFFECTIVE DATE: March 08, 2018 COMPLIANCE DATE: April 07, 2018

OWNER OF SITE ADDRESS: 19128 W PRAIRIE ST ASSESSORS PARCEL NO.: 2762-035-025 ZONE: RA; Suburban 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.

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:

VIOLATION(S):

1. A permit is required for the work performed.

You are therefore ordered to: Obtain all required Structural Engineering, Building, Plumbing, Electrical, Mechanical Permits & Approvals for the work being performed

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single family residence

Comments: Obtain the required Building Permits & Approvals for the work being performed; construction of parapet, re-roofing, kitchen remodel, 3 bathroom remodels, recessed lights/ switches/receptacles, any & all additional scope not listed herein.

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

You are therefore ordered to: Immediately Stop Work & obtain the required Structural Engineering, Building, Plumbing, Electrical, Mechanical Permits & Approvals for the work being performed

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

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: Throughout the single family residence

Comments: Immediately Stop Work & obtain the required Structural Engineering, Building, Plumbing, Electrical, Mechanical Permits & Approvals for the work being performed

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.


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

1061023201865513

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: December 22, 2017

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


REVIEWED BY

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



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