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15-0160 S-338

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

NOTICE OF HEARING

GIOVANNI A. ROSSINY AND MARIA JIMENEZ
15153 MONTE STREET
SYLMAR, CA. 91342-1348

DATE: July 24, 2015
APN: 2502-026-005
Council District: # 7

Regarding the property known as:

PROTEST

15153 WEST MONTE STREET, LOS ANGELES, CA

RECEIVED
CITY CLERKS OFFICE
2015 AUG 21 AM 7:35
BY
CITY CLERK
DEPT

Under the Authority of the provisions of
Chapter IX, Articles 1 and 8, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 98.0411, Section 98.0402 and Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety filed a Notice of Pending Lien with the Los Angeles County Recorder's Office to recover a portion of the inspection and administrative costs incurred by the Department while identifying, investigating and securing compliance of code violations and/or performing annual inspections at the property located at: **15153 West Monte Street, Los Angeles, California**, (the "Property"). A copy of the title report containing a full legal description of the property is attached as Exhibit "A". A list of code violations is also attached as Exhibit "D".

The Department has advised the Los Angeles City Council (the "City Council") of the code enforcement costs incurred in identifying and investigating the code violations and/or performing the annual inspections referenced above. These costs include any relevant late charges or collection fees and interest at 1% per month after 60 days of nonpayment. The total amount due is **\$1,532.69**. It is the Department's recommendation that a lien in this amount be recorded against the property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The property owner and all interested parties referenced in the attached list (Exhibit "B") are hereby given notice that the City Council will consider the Department's report on the code enforcement costs referenced above and decide whether to approve the proposed lien. **The hearing will be held on Tuesday, September 8, 2015, at 10:00 a.m. in the Los Angeles City Council Chamber Hall located at 200 North Spring Street, Room 340, Los Angeles, California.** The property owner and all interested parties shall have 45 days from the date of this notice to pay the above referenced fee before the lien is recorded.

The owner and all interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this Direct Assessment on the Secured Tax Roll for the County of Los Angeles without further notice.

Aug 18 – 2015

To whom it may concern,

I am writing to document the events that occurred that have delayed the obtaining of the drawings, plans, and the submittal for permits. The architect/ engineer, was given a deposit to get started on the drawings. He had said he would get started in two weeks on the drawings.

After he did not perform, several attempts to reach, via text, email, phone calls, he promised to get started as he had been behind on another project. The next several months had been followed by continual promise to have preliminary drawings, and plans to comply.

After checking with other acquaintances of this Architect, I was assured he would perform.

I talked to a contractor friend of mine, and he also began to ask the architect for the drawings.

He was assured he would email the plans next week. As this was continually promised,

I thought any day now I would have my drawings.

Then there was no more contact with the architect.

He disappeared for three months and I had not gotten drawings, plans or permits.

And I had not gotten any of my deposit back.

Finally he called from Mexico and said he was working on drawings and will be back into state in two weeks. It did not happen.

As a direct result of his misleading promises, I had now gotten more fines and penalties'.

I have now since given a deposit to Kadtec engineering for full set of drawings and engineering to submit to LA County.

I have also completed a topographical survey, as needed, and drawing will be completed this month.

I will have a set of plans to submit for permits, and pay for all permits needed to complete the project.



Thank you,

Giovanni Rossini
15153 Monte St
Sylmar, CA 91342.

Aug 18 – 2015

Here I'm sending copy of the letter from Civil Engineering and Land surveying. I have the topo maps ready .

Thank you



Giovanni Rossini

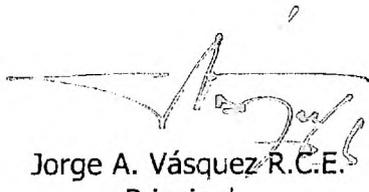
15153 Mor te st

Sylmar, Ca 91342

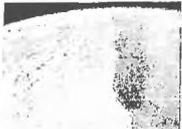
AQUA-TERRA INTERNATIONAL INC.
Civil Engineering and Land Surveying

To Whom it May Concern,

This letter is written on behalf of Giovanni Alberto Rossini in regards to his property located at 15153 Monte Street, Sylmar CA. On July 24, 2015 Mr. Rossini contracted us, Aqua-Terra Inc., a surveying and engineering firm, to provide such services. I, Jorge A. Vasquez, principal and licensed engineer attest to rendering these service at the stated address. Please, feel free to contact me for any questions or concerns. My telephone is (949)306-5801 and email jorge@aquaterrainter.com



Jorge A. Vásquez R.C.E.
Principal
Aqua-Terra International Inc.



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