

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 19 2017

Council District: # 1

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

JOB ADDRESS: **138 WEST AVENUE 27, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5205-020-015**

On October 31 2013, 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: **138 West Avenue 27, 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order October 01, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	331.62
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 2,298.62</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 **\$2,298.62** 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 **\$2,298.62** 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



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Property Title Report**

Work Order No. T14212  
Dated as of: 04/19/2017

Prepared for: City of Los Angeles

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**SCHEDULE A**  
(Reported Property Information)

APN #: 5205-020-015

Property Address: 138 W AVENUE 27 ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: QUITCLAIM DEED

Grantee : SOLEDAD GALLARDO AND AGRIPINA MENDOZA

Grantor : SOLEDAD GALLARDO

Deed Date : 12/09/2008

Recorded : 01/16/2009

Instr No. : 09-0065247

MAILING ADDRESS: SOLEDAD GALLARDO AND AGRIPINA MENDOZA  
138 W AVENUE 27 LOS ANGELES CA 90031

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 7 Tract No: 9364 Abbreviated Description: LOT:7 CITY:REGION/CLUSTER:

04/04102 TR#:9364 TRACT # 9364 SE 40 FT OF LOT 7 City/Muni/Twp: REGION/CLUSTER: 04/04102

**MORTGAGES/LIENS**

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

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME Soledad Gallardo

MAILING 138 W. Avenue 27

CITY, STATE Los Angeles, Ca.

ZIP CODE 90031



2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 09 day of December (year), 2008

by first party, Grantor. Soledad Gallardo

whose post office address is 138 W. Avenue 27, Los Angeles, Ca. 90031

to second party, Grantee. Soledad Gallardo and Agripina Mendoza, as Joint Tenants

whose post office address is 138 W. Avenue 27 Los Angeles, Ca. 90031

WITNESSETH, That the said first party, for good consideration and for the sum of none Dollars (\$ 0.00 ) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Los Angeles, State of California to wit

138 W. Avenue 27 Los Angeles, Ca. 90031

Tract # 9364 SE 40 FT OF LOT 7

Assessor's ID # 5205 020 015

This is a bonafide gift and the grantor received nothing in return, R & T 119

Page 1 of 2

[Signatures on following page]

Sg Initials of First Party

A11A AAPAF

3

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of

\_\_\_\_\_  
Signature of Witness

x Soledad Gallardo  
Signature of First Party, Grantor

\_\_\_\_\_  
Print name of Witness

Soledad Gallardo  
Print name of First Party

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of First Party, Grantor

\_\_\_\_\_  
Print name of Witness

\_\_\_\_\_  
Print name of First Party

### ACKNOWLEDGMENT

State of California  
County of Los Angeles

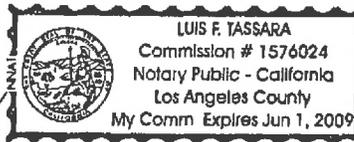
On December 09, 2008 before me, Luis F. Tassara, Notary Public  
(insert name and title of the officer)

personally appeared Soledad Gallardo  
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 Luis F. Tassara (Seal)



18  
Initials of First Party

4

State of California

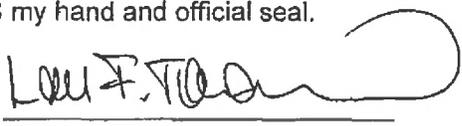
County of Los Angeles

On DECEMBER 09, 2008 before me, LUIS F. TASSARA, Notary Public  
(Insert Name of Notary Public and Title)  
personally appeared SOLEDAD COLLADO

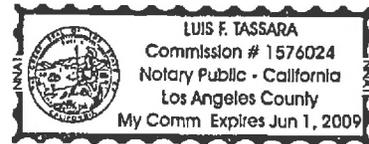
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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)



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# EXHIBIT B

ASSIGNED INSPECTOR: **JAVIER RAMOS**  
JOB ADDRESS: **138 WEST AVENUE 27, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5205-020-015**

Date: **June 19 2017**

Last Full Title: **04/19/2017**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1). SOLEDAD GALLARDO & AGRIPINA MENDOZA  
138 WEST AVENUE 27  
LOS ANGELES, CA. 90031-1815

CAPACITY: OWNERS

## Property Detail Report

For Property Located At :  
**138 W AVENUE 27, LOS ANGELES, CA 90031-1815**



### Owner Information

Owner Name: **GALLARDO SOLEDAD/MENDOZA AGRIPINA**  
 Mailing Address: **138 W AVENUE 27, LOS ANGELES CA 90031-1815 C033**  
 Vesting Codes: **// JT**

### Location Information

Legal Description:	<b>TRACT # 9364 SE 40 FT OF LOT 7</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>5205-020-015</b>
Census Tract / Block:	<b>1990.00 / 3</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>9364</b>
Legal Book/Page:	<b>125-100</b>	Map Reference:	<b>36-A5 /</b>
Legal Lot:	<b>7</b>	Tract #:	<b>9364</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>677</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	<b>01/16/2009 / 12/09/2008</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>65247</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>10/19/1966 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$19,500</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$16.20</b>
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

### Prior Sale Information

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,204</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>3</b>	Exterior wall:	<b>SHINGLE SIDING</b>
Above Grade:		Parking Spaces:	<b>3</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1910 / 1913</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.10</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,551</b>	Lot Width/Depth:	<b>40 x 113</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$33,082</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$1,992.58</b>
Land Value:	<b>\$16,749</b>	Improved %:	<b>49%</b>	Tax Area:	<b>4</b>
Improvement Value:	<b>\$16,333</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$33,082</b>				

## Comparable Summary

For Property Located At



**138 W AVENUE 27, LOS ANGELES, CA 90031-1815**

**2 Comparable(s) found.** (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

### Summary Statistics For Selected Properties: 2

	Subject Property	Low	High	Average
Sale Price	\$19,500	\$410,000	\$535,000	\$472,500
Bldg/Living Area	1,204	1,128	1,372	1,250
Price/Sqft	\$16.20	\$363.48	\$389.94	\$376.71
Year Built	1910	1901	1904	1902
Lot Area	4,551	4,948	6,231	5,590
Bedrooms	2	3	4	4
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$33,082	\$244,680	\$287,358	\$266,019
Distance From Subject	0.00	0.09	0.10	0.10

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		138 W AVENUE 27	\$19,500	1910	2	1	10/19/1966	1,204	4,551	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	151 W AVENUE 28	\$410,000	1904	4	1	12/29/2016	1,128	4,948	0.09
<input checked="" type="checkbox"/>	2	140 N AVENUE 25	\$535,000	1901	3	2	05/08/2017	1,372	6,231	0.1

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**138 W AVENUE 27, LOS ANGELES, CA 90031-1815****2 Comparable(s) Selected.**

Report Date: 06/14/2017

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$19,500	\$410,000	\$535,000	\$472,500
Bldg/Living Area	1,204	1,128	1,372	1,250
Price/Sqft	\$16.20	\$363.48	\$389.94	\$376.71
Year Built	1910	1901	1904	1902
Lot Area	4,551	4,948	6,231	5,590
Bedrooms	2	3	4	4
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$33,082	\$244,680	\$287,358	\$266,019
Distance From Subject	0.00	0.09	0.10	0.10

\* = user supplied for search only

Comp #: <b>1</b>		Distance From Subject: <b>0.09 (miles)</b>	
Address: <b>151 W AVENUE 28, LOS ANGELES, CA 90031-1839</b>			
Owner Name: <b>CAI RONGZHAO/MAI MINYU</b>			
Seller Name: <b>HAI DANNY K</b>			
APN: <b>5205-018-022</b>	Map Reference: <b>36-A5 /</b>	Living Area: <b>1,128</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1990.00</b>	Total Rooms: <b>8</b>	
Subdivision: <b>NEWTONS SUB</b>	Zoning: <b>LARD3</b>	Bedrooms: <b>4</b>	
Rec Date: <b>12/29/2016</b>	Prior Rec Date: <b>10/27/1988</b>	Bath(F/H): <b>1 /</b>	
Sale Date: <b>11/10/2016</b>	Prior Sale Date: <b>10/1988</b>	Yr Built/Eff: <b>1904 / 1934</b>	
Sale Price: <b>\$410,000</b>	Prior Sale Price: <b>\$145,000</b>	Air Cond:	
Sale Type: <b>FULL</b>	Prior Sale Type: <b>FULL</b>	Style: <b>CONVENTIONAL</b>	
Document #: <b>1653808</b>	Acres: <b>0.11</b>	Fireplace: <b>Y / 1</b>	
1st Mtg Amt: <b>\$290,000</b>	Lot Area: <b>4,948</b>	Pool:	
Total Value: <b>\$244,680</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>ROLL</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b>COMPOSITION</b>	

Comp #: <b>2</b>		Distance From Subject: <b>0.1 (miles)</b>	
Address: <b>140 N AVENUE 25, LOS ANGELES, CA 90031-1845</b>			
Owner Name: <b>SMITH JENNIFER/MARTINEZ DANIEL</b>			
Seller Name: <b>RIVERA MARIA</b>			
APN: <b>5205-022-015</b>	Map Reference: <b>36-A6 /</b>	Living Area: <b>1,372</b>	
County: <b>LOS ANGELES, CA</b>	Census Tract: <b>1990.00</b>	Total Rooms: <b>6</b>	
Subdivision: <b>BEACHS SUB</b>	Zoning: <b>LARD2</b>	Bedrooms: <b>3</b>	
Rec Date: <b>05/08/2017</b>	Prior Rec Date: <b>07/14/2010</b>	Bath(F/H): <b>2 /</b>	
Sale Date: <b>03/27/2017</b>	Prior Sale Date: <b>10/12/2009</b>	Yr Built/Eff: <b>1901 / 1926</b>	
Sale Price: <b>\$535,000</b>	Prior Sale Price: <b>\$1,063,636</b>	Air Cond:	
Sale Type: <b>FULL</b>	Prior Sale Type:	Style: <b>CONVENTIONAL</b>	
Document #: <b>508741</b>	Acres: <b>0.14</b>	Fireplace: <b>Y / 1</b>	
1st Mtg Amt: <b>\$424,100</b>	Lot Area: <b>6,231</b>	Pool:	
Total Value: <b>\$287,358</b>	# of Stories: <b>1.00</b>	Roof Mat: <b>COMPOSITION</b>	
Land Use: <b>SFR</b>	Park Area/Cap#: <b>/</b>	Parking: <b>SHINGLE</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: **JAVIER RAMOS**  
JOB ADDRESS: **138 WEST AVENUE 27, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5205-020-015**

Date: **June 19 2017**

CASE#: **715787**  
ORDER NO: **A-4179974**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 07,2016**  
COMPLIANCE EXPECTED DATE: **November 06,02016**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4179974

1050329201730824

**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**

**SUBSTANDARD ORDER-SUPPLEMENTAL**

**MENDOZA, AGRIPINA AND GALLARDO, SOLEDAD**

**138 W AVENUE 27  
LOS ANGELES, CA 90031**

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

**CASE #: 502893**

**ORDER #: A-4179974**

**EFFECTIVE DATE: October 07, 2016  
COMPLIANCE DATE: November 06, 2016**

**OWNER OF**

**SITE ADDRESS: 138 W AVENUE 27**

**ASSESSORS PARCEL NO.: 5205-020-015**

**ZONE: R1; One-Family Zone**

**SEP 29 2016**

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

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.

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. Approximately 6' x 20' addition at the rear of the dwelling was done without permits.**

You are therefore ordered to: Obtain all required building permits or demolish and remove addition.

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

- 2. 3-car garage converted to Single Family Dwelling unit without a permit.**

You are therefore ordered to: Immediately discontinue the use of the garage as habitable space and restore the garage to its originally permitted use as required off street parking.

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.

Location: Rear yard.

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)

1050329201730824

**3. Water heater relocated without a permit.**

You are therefore ordered to: 1) Obtain the required plumbing permit for the water heater and make installation meet Code requirements.

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

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 day 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 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>

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 (213)252-3038.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Jeffrey Christian*

Date: September 28, 2016

JEFFREY CHRISTIAN  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3038  
Jeffrey.Christian@lacity.org

*JC*  
REVIEWED BY

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