

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

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ



ERIC GARCETTI  
MAYOR

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

May 09, 2017

Council District: # 6

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

JOB ADDRESS: **11853 WEST BLYTHE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2310-022-022**

On April 01, 2016 and April 15, 2016 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: **11853 West Blythe 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.

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.

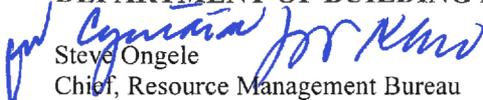
In addition, pursuant to Section 98.0421, the property owner was issued an order March 02, 2016 and March 16, 2016 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 1,320.00
Late Charge/Collection Fee (250%)	4,140.00
Code Violation Investigation Fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	189.20
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ 6,097.76</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 **\$6,097.76** 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 **\$6,097.76** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

**Property Title Report**

Work Order No. T14031  
 Dated as of: 03/08/2017

Prepared for: City of Los Angeles

**SCHEDULE A**  
 (Reported Property Information)

APN #: 2310-022-022

Property Address: 11853 W BLYTHE ST ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: GRANT DEED  
 Grantee : CARLOS VELAPATINO  
 Grantor : HERNAN ESTABRIDIS  
 Deed Date :09/08/2004  
 Instr No. : 05-0125081

Recorded : 01/19/2005

MAILING ADDRESS: CARLOS VELAPATINO  
 14872 COPPER ST MISSION HILLS CA 91345

**SCHEDULE B**

**LEGAL DESCRIPTION**

Lot: 9 Tract No: 12618 Abbreviated Description: LOT:9 CITY:REGION/CLUSTER:  
 03/03133 TR#:12618 TRACT # 12618 LOT 9 City/Muni/Twp: REGION/CLUSTER: 03/03133

**MORTGAGES/LIENS**

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST  
 Recording Date: 11/13/2012 Document #: 12-1716763  
 Loan Amount: \$488,000  
 Lender Name: FIELDSTONE MORTGAGE CO  
 Borrowers Name: CARLOS VELAPATINO

MAILING ADDRESS: NATIONAL DEFAULT SERVICING CORPORATION  
 7720 N. 16<sup>TH</sup> ST STE 300 PHOENIX, AZ 85020

1/19/05

RECORDING REQUESTED BY

05 0125081

2

WHEN RECORDED MAIL TO

NAME [ Carlos Velapatino ]  
 ADDRESS [ 14872 Cooper Street ]  
 CITY [ Mission Hills, California 91345 ]  
 STATE&ZIP [ ]  
 Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned declares that the documentary transfer tax is  and is  
 Computed on the full value of the interest or property conveyed, or is  
 Computed on the full value less the value of liens or encumbrances remaining at time of sale. The land, tenements realty is located in  
 Unincorporated area of: Los Angeles  City of North Hollywood and

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

Hernan Estabridis, A single Man

**ACCOMODATION**  
 This Document delivered to Recorder  
 as an accomodation only at the  
 express request of the parties hereto.  
 It has not been examined as to  
 its effect or validity.

hereby GRANT(S) to

Carlos Velapatino, A Single Man

*THIS A BONIFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN.*

the following described real property in the

County of Los Angeles, State of California

Lot 9 of Tract No 12618, as per Map recorded in Book 245, Page 20 and 21 of Maps in the Office of County Recorder of said county.

APN# 2310-022-022

Dated: 9/8/04

STATE OF CALIFORNIA

COUNTY OF <sup>ISS</sup> Los Angeles

On Sept. 8, 2004 before me, the undersigned, a Notary Public in and for State, personally appeared

Hernan Estabridis

*Hernan Estabridis*  
 \_\_\_\_\_  
 HERNAN ESTABRIDIS

personally known to me or 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.

WITNESS my hand and official seal

Signature \_\_\_\_\_



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:



WHEN RECORDED MAIL TO:  
National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

NDSC NO.: 11-31767-EM-CA  
MIN NO.: 100052615986329134  
MERS PHONE: 1-888-679-6377  
APN: 2310-022-022  
PROPERTY ADDRESS: 11853 BLYTHE STREET, NORTH HOLLYWOOD, CA 91605

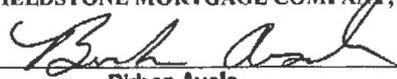
**CORPORATION ASSIGNMENT OF DEED OF TRUST**

For Value Received, the undersigned corporation hereby grants, assigns and transfers to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank national Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-FS1 all beneficial interest under that certain Deed of Trust dated 11/24/2006 executed by CARLOS VELAPATINO, A SINGLE MAN Trustor, to ROB V. BUDHWA Trustee, and recorded on 12/01/2006 as Instrument No. 06 2666085 of the Official Records of LOS ANGELES County, CA describing the land therein:

AS PER DEED OF TRUST MENTIONED ABOVE.

Date: 9-25-2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

  
By: **Birhan Ayale**  
Its: Assistant Secretary for MERS, Inc.

STATE OF Ohio  
COUNTY OF Franklin

On September 25<sup>th</sup>, 20 12, before me, Robert D Williams, a Notary Public for said State, personally appeared Birhan Ayale who personally known to me (or 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.

WITNESS my hand and official seal.

Signature   
**Robert D Williams**



**ROBERT D WILLIAMS**  
NOTARY PUBLIC

STATE OF OHIO

My Comm. Expires January 14, 2017

4B



# Property Detail Report

# EXHIBIT C

For Property Located At :  
**11853 BLYTHE ST, NORTH HOLLYWOOD, CA 91605-2506**



## Owner Information

Owner Name: **VELAPATINO CARLOS**  
 Mailing Address: **14872 COPPER ST, MISSION HILLS CA 91345-1607 C062**  
 Vesting Codes: **SM //**

## Location Information

Legal Description:	<b>TRACT # 12618 LOT 9</b>	APN:	<b>2310-022-022</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1218.02 / 3</b>	Subdivision:	<b>12618</b>
Township-Range-Sect:		Map Reference:	<b>16-C2 /</b>
Legal Book/Page:	<b>245-20</b>	Tract #:	<b>12618</b>
Legal Lot:	<b>9</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>NHO</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>01/19/2005 / 09/08/2004</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>125081</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>08/30/2004 / 07/09/2004</b>	1st Mtg Amount/Type:	<b>\$360,000 / CONV</b>
Sale Price:	<b>\$450,000</b>	1st Mtg Int. Rate/Type:	<b>5.99 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>2225797</b>
Document #:	<b>2225796</b>	2nd Mtg Amount/Type:	<b>\$90,000 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ FIXED</b>
Transfer Document #:		Price Per SqFt:	<b>\$398.58</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>ORANGE COAST TITLE CO.</b>		
Lender:	<b>ENCORE CREDIT CORP</b>		
Seller Name:	<b>MORALES ELIAS C</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>09/03/2002 / 07/26/2002</b>	Prior Lender:	<b>SHASTA FIN'L SVCS</b>
Prior Sale Price:	<b>\$255,500</b>	Prior 1st Mtg Amt/Type:	<b>\$204,000 / CONV</b>
Prior Doc Number:	<b>2055030</b>	Prior 1st Mtg Rate/Type:	<b>/ FIX</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>DETACHED GARAGE</b>	Construction:	<b>FRAME</b>
Living Area:	<b>1,129</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	<b>COVERED PATIO</b>
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1945 / 1947</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED COMPOSITION SHINGLE</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	<b>AVERAGE</b>
Other Improvements:	<b>FENCE;ADDITION;PLAY/RMPS ROOM</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.18</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>7,966</b>	Lot Width/Depth:	<b>52 x 135</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$493,000</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$6,021.09</b>
Land Value:	<b>\$449,900</b>	Improved %:	<b>9%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$43,100</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$493,000</b>				

# EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**  
JOB ADDRESS: **11853 WEST BLYTHE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2310-022-022**

Date: **May 09, 2017**

CASE#: **703395**  
ORDER NO: **A-3996418**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 02, 2016**  
COMPLIANCE EXPECTED DATE: **April 01, 2016**  
DATE COMPLIANCE OBTAINED: **March 07, 2017**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3996418

1050906201617045

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

VAN AMBATIELOS  
PRESIDENT  
E. FELICIABRANNON  
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

**ORDER TO COMPLY**

VELAPATINO, CARLOS  
14872 COPPER ST  
MISSION HILLS, CA 91345

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

CASE #: 703395  
ORDER #: A-3996418  
EFFECTIVE DATE: March 02, 2016  
COMPLIANCE DATE: April 01, 2016

FEB 24 2016

OWNER OF  
SITE ADDRESS: 11853 W BLYTHE ST  
PROPERTY KNOWN AS  
ASSESSORS PARCEL NO.: 2310-022-022  
PARCEL IDENTIFICATION NO.: 189B169 281  
ZONE: R1; One-Family Zone

To the address shown as shown on the  
last equalized assessment roll.  
Initiated 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:

**VIOLATION(S):**

**1. Maintenance and repair of existing building.**

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: REPAIR AND PAINT EXTERIOR, EXPOSED WOOD TRIM OF THE HOUSE INCLUDING FASCIA BOARDS AND EAVES WHERE THE PAINT IS PEELING OR LACKING.

**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.



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

**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.

**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 error 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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3982. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: February 17, 2016

BEN MATHIAS  
3550 WILSHIRE BLVD, SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3982

Ben Mathias@lacity.org

REVIEWED BY

# EXHIBIT D

ASSIGNED INSPECTOR: **RUSSELL SCHOONOVER**  
JOB ADDRESS: **11853 WEST BLYTHE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2310-022-022**

Date: **May 09, 2017**

CASE#: **713877**  
ORDER NO: **A-4011779**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 16, 2016**  
COMPLIANCE EXPECTED DATE: **April 15, 2016**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-4011779

1050816201615302

**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**

**VELAPATINO, CARLOS**  
14872 COPPER ST  
MISSION HILLS, CA 91345

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

**MAR 08 2016**

**CASE #: 713877**  
**ORDER #: A-4011779**  
**EFFECTIVE DATE: March 16, 2016**  
**COMPLIANCE DATE: April 15, 2016**

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

**OWNER OF  
SITE ADDRESS: 11853 W BLYTHE ST**

**ASSESSORS PARCEL NO.: 2310-022-022**

**ZONE: R1; One-Family 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:

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 recreation has been converted to habitable space without the required permits and approvals.**

You are therefore ordered to: Discontinue the use as a dwelling and restore the recreation to its originally permitted use  
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 addition to the recreation room 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) 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 ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

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.

**3. The addition of a carport was constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permi(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 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.

**4. Rubbish, garbage, trash and debris on the premises.**

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises. 2) Maintain the premises in a clean and sanitary condition

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

**5. The building or premises is Substandard due to illegal occupancy.**

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 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 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.

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**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 error 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>

If you have any questions or require any additional information please feel free to contact me at (818)374-9847. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : \_\_\_\_\_

Date: March 07, 2016

RUSSELL SCHOONOVER  
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REVIEWED BY

