

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

July 25, 2025

Council District: # 2

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

JOB ADDRESS: **5051 NORTH COLFAX AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2355-004-003**  
Re: Invoice #817825-9

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **5051 North Colfax Avenue, Los Angeles, CA** ("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 July 13, 2020 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

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 **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T18436***  
***Dated as of: 06/23/2025***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2355-004-003***

***Property Address: 5051 N COLFAX AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee: W & J GORDON ENTERPRISES LP***

***Grantor: SUNIL KHANDELWAL TRUSTEE OF THE GORDON HEIRS TRUST, ROBERT W. GORDON TRUSTEE OF THE GORDON FAMILY TRUST, W & J GORDON PROPERTIES LLC***

***Deed Date : 10/10/2016      Recorded : 10/20/2016***

***Instr No. : 16-1294802***

***MAILING ADDRESS: W & J GORDON ENTERPRISES LP***  
***5635 TRANCAS CANYON RD, MALIBU, CA 90265-3112***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 3 Tract No: 11077 Brief Description: TRACT # 11077 LOT 3***

### **MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD



**20161294802**



Pages:  
0005

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

10/20/16 AT 02:21PM

FEES:	31.00
TAXES:	0.00
OTHER:	0.00
PAID:	31.00



LEADSHEET



201610203250040

00012813987



007887554

SEQ:  
10

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Givner & Kaye, APC  
12100 Wilshire Boulevard, #445  
Los Angeles, CA 90025

Mail Tax Statements To:  
Robert W. Gordon  
5635 Trancas Canyon  
Malibu, CA 90265

(Space Above for Recorder's Use Only)

DOCUMENTARY TRANSFER TAX \$0.00

The grantor and the grantee in this conveyance are comprised of  
the same parties who continue to hold the same proportionate  
interest in the property, R & T 11925 (d)

  
Signature of Declarant or Agent determining tax

## GRANT DEED

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

SUNIL KHANDELWAL, Trustee of the GORDON HEIRS' TRUST dated July 29, 2016,  
as to an undivided 1% interest, ROBERT W. GORDON, Successor Trustee, THE  
GORDON FAMILY 2011 TRUST dated November 15, 2011, as to an undivided 97%  
interest, and W & J Gordon Properties, LLC, a California limited liability company, as to  
an undivided 2%

hereby GRANT(s) to

W & J Gordon Enterprises, L.P., a California limited partnership,

to the following described real property in the City of Los Angeles, County of Los  
Angeles, State of California

Parcel I: Lot 3 of Tract No. 11077, as per map recorded in Book  
198 Pages 6-7 of Maps in the office of the county recorder of  
said county.

PARCEL II: Lot 4 of Tract No 11077, as per map recorded in Book  
198 Pages 6-7 of Maps in the office of the county recorder of  
said county.

Commonly known as: 5051 Colfax Avenue, Los Angeles, CA 91601-3639  
APN: 2355-004-003

Commonly known as: 5057 Colfax Avenue, Los Angeles, CA 91601-3639  
APN: 2355-004-004



Dated 10/10/, 2016

Sunil Khandelwal  
**SUNIL KHADELWAL, Trustee**

**W & J GORDON PROPERTIES, LLC**  
A California Limited Liability Company

By: Robert W. Gordon  
**ROBERT W. GORDON**  
Its: Manager

Robert W. Gordon  
**ROBERT W. GORDON,**  
Trustee

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

 Kiyon Kim  
Commission # 2136577  
Notary Public - California  
Los Angeles County  
My Comm. Expires Dec 13, 2019

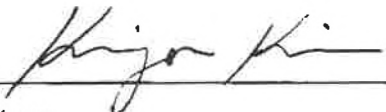
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

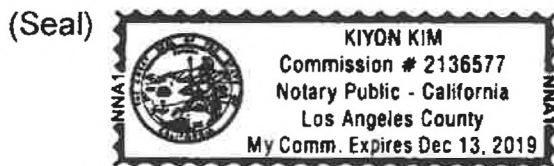
STATE OF CALIFORNIA                     )  
   ) ss.  
COUNTY OF LOS ANGELES             )

On 10<sup>th</sup> of October, 2016, before me, Kiyon Kim, notary public, personally appeared **SUNIL KHANDELWAL**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which he 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



# EXHIBIT B

ASSIGNED INSPECTOR: SCOTT SHUSTER

Date: July 25, 2025

JOB ADDRESS: 5051 NORTH COLFAX AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2355-004-003

Last Full Title: 06/23/2025

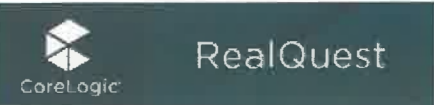
Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) W & J GORDON ENTERPRISES, L.P.  
C/O ROBERT W. GORDON  
5635 TRANCAS CANYON  
MALIBU, CA 90265-3112

CAPACITY: OWNER

**Property Detail Report****For Property Located At :****5051 COLFAX AVE, NORTH HOLLYWOOD, CA 91601-3639****Owner Information**

Owner Name: **W & J GORDON ENTERPRISES**  
 Mailing Address: **5635 TRANCAS CANYON RD, MALIBU CA 90265-3112 C/O ROBERT W GORDON**  
 Vesting Codes: **// LP**

**Location Information**

Legal Description:	<b>TRACT # 11077 LOT 3</b>	APN:	<b>2355-004-003</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1251.02 / 2</b>	Subdivision:	<b>11077</b>
Township-Range-Sect:		Map Reference:	<b>23-D2 /</b>
Legal Book/Page:	<b>198-6</b>	Tract #:	<b>11077</b>
Legal Lot:	<b>3</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>VVL</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>10/20/2016 / 10/10/2016</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1294802</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>08/14/1969 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$4,500</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>\$3.75</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>1,199</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>6</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>1940 / 1940</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;LAUNDRY ROOM</b>				

**Site Information**

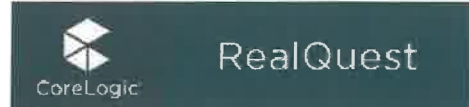
Zoning:	<b>LARD1.5</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,562</b>	Lot Width/Depth:	<b>54 x 140</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	\$78,047	Assessed Year:	2024	Property Tax:	\$1,299.44
Land Value:	\$41,784	Improved %:	46%	Tax Area:	13
Improvement Value:	\$36,263	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$78,047				

**Comparable Sales Report**

For Property Located At

**5051 COLFAX AVE, NORTH HOLLYWOOD, CA 91601-3639****2 Comparable(s) Selected.**

Report Date: 06/30/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$4,500	\$1,115,000	\$3,330,000	\$2,222,500
Bldg/Living Area	1,199	1,236	1,361	1,298
Price/Sqft	\$3.75	\$819.25	\$2,694.17	\$1,756.71
Year Built	1940	1924	1930	1927
Lot Area	7,562	5,750	8,102	6,926
Bedrooms	2	3	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$78,047	\$72,277	\$1,122,000	\$597,138
Distance From Subject	0.00	0.38	0.39	0.39

\* = user supplied for search only

Comp #:1

Address: 11546 LA MAIDA ST, NORTH HOLLYWOOD, CA 91601-4325

Owner Name: BORIRAKCHANYAVAT SANSEER/CHEH ANNA I

Seller Name: KIRK FAMILY TRUST

APN: 2354-011-029

Map Reference: 23-D2 /

Living Area: 1,361

County: LOS ANGELES, CA

Census Tract: 1252.00

Total Rooms: 6

Subdivision: 4295

Zoning: LAR1

Bedrooms: 3

Rec Date: 03/24/2025

Prior Rec Date:

Bath(F/H): 1 /

Sale Date: 02/28/2025

Prior Sale Date:

Yr Built/Eff: 1924 / 1935

Sale Price: \$1,115,000

Prior Sale Price:

Air Cond: CENTRAL

Sale Type: FULL

Prior Sale Type:

Style: CONVENTIONAL

Document #: 184073

Acres: 0.13

Fireplace: /

1st Mtg Amt: \$615,000

Lot Area: 5,750

Pool:

Total Value: \$72,277

# of Stories: 1

Roof Mat: COMPOSITION SHINGLE

Land Use: SFR

Park Area/Cap#: /

Parking: PARKING AVAIL

Distance From Subject:0.38 (miles)

Comp #: <b>2</b>				Distance From Subject: <b>0.39 (miles)</b>	
Address:		<b>12014 HARTSOOK ST, VALLEY VILLAGE, CA 91607-3105</b>			
Owner Name:		<b>LILYPUT LANE TRUST</b>			
Seller Name:		<b>12014 HARTSOOK ST LLC</b>			
APN:	<b>2355-008-046</b>	Map Reference:	<b>23-C2 /</b>	Living Area:	<b>1,236</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1251.02</b>	Total Rooms:	<b>5</b>



Subdivision:	<b>7378</b>	Zoning:	<b>LAR1</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>02/13/2025</b>	Prior Rec Date:	<b>01/31/2023</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>01/16/2025</b>	Prior Sale Date:	<b>01/06/2023</b>	Yr Built/Eff:	<b>1930 / 1937</b>
Sale Price:	<b>\$3,330,000</b>	Prior Sale Price:	<b>\$1,100,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>92474</b>	Acres:	<b>0.19</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$2,164,500</b>	Lot Area:	<b>8,102</b>	Pool:	
Total Value:	<b>\$1,122,000</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>COMPOSITION</b>
					<b>SHINGLE</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>DETACHED</b>
					<b>GARAGE</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **SCOTT SHUSTER**

Date: **July 25, 2025**

JOB ADDRESS: **5051 NORTH COLFAX AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2355-004-003**

CASE NO.: **900134**

ORDER NO.: **A-5335391**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 13, 2020**

COMPLIANCE EXPECTED DATE: **August 12, 2020**

DATE COMPLIANCE OBTAINED: **September 1, 2020**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5335391

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

**SUBSTANDARD ORDER AND NOTICE OF FEE**

W & J GORDON ENTERPRISES, LP., C/O ROBERT W. GORDON  
5138 MELVIN AVE.  
TARZANA, CA 91356

CASE #: 900134

ORDER #: A-5335391

EFFECTIVE DATE: July 13, 2020

COMPLIANCE DATE: August 12, 2020

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

JUL 09 2020

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

OWNER OF

SITE ADDRESS: 5051 N COLFAX AVE

ASSESSORS PARCEL NO.: 2355-004-003

ZONE: RD1.5; Min. Per Unit 1,500

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 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.

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)

Location: Patio cover converted

**2. The approximate 20' x 30' construction of a patio cover to the SFD 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, 91.5R106.1.1, 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 approximate 7' x 7' construction of a enclosed patio to the SFD 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, 91.108.494, 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.

Location: Back of house

**4. The house or portion thereof is in need of general maintenance and repair.**

You are therefore ordered to: 1) Repair, replace and or maintain the electrical.  
2) Continue to maintain in good repair.

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

Location: back patio cover

Comments: Back patio has exposed electrical wiring

**5. Unapproved occupancy or use of the patio cover as Habitable space.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the patio cover as habitable space.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved patio cover converted to habitable space.

**6. The approximate 20' x 18' construction of a bedroom to the SFD 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, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Back of house

**7. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the 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](http://www.ladbs.org)

Location: Back patio cover

Comments: Expose wiring

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 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 + Community Investment Department (HCIDLA)** at (866) 557-RENT (7368) or go to: <http://hcidla.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)

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9851.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: July 06, 2020

BRYAN MEYER  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9851  
Bryan.Meyer@lacity.org



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