

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS  
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

June 24, 2025

Council District: # 6

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

JOB ADDRESS: **6859 NORTH CALHOUN AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2217-012-046**  
Re: Invoice #866291-0

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: **6859 North Calhoun 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 June 16, 2022 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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. T18041***  
***Dated as of: 05/22/2024***

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

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### ***SCHEDULE A*** ***(Reported Property Information)***

***APN #: 2217-012-046***

***Property Address: 6859 N CALHOUN AVE    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

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

***Grantee : ANA CHRISTINA MEJIA AS TRUSTEE OF THE MEJIA FAMILY TRUST***

***Grantor : ANA CHRISTINA MEJIA***

***Deed Date : 03/28/2017***

***Recorded : 03/28/2017***

***Instr No. : 17-0343524***

***MAILING ADDRESS: ANA CHRISTINA MEJIA AS TRUSTEE OF THE MEJIA FAMILY TRUST***  
***6859 CALHOUN AVE, VAN NUYS, CA 91405-3208***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 19 Tract No: 2864 Brief Description: TRACT NO 2864 N 50 FT OF E 150 FT (EX OF ST) OF LOT 19***

### **MORTGAGES/LIENS**

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 01/15/2015***

***Document #: 15-0050225***

***Loan Amount: \$379,000***

***Lender Name: PNC MORTGAGE***

***Borrowers Name: ANA CHRISTINA MEJIA AS TRUSTEE OF THE MEJIA FAMILY TRUST***

***MAILING ADDRESS: PNC MORTGAGE***  
***3232 NEWMARK DRIVE MIAMISBURG, OH 45342***

This page is part of your document - DO NOT DISCARD



**20170343524**



Pages:  
0003

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

03/28/17 AT 04:15PM

FEES:	35.00
TAXES:	0.00
OTHER:	0.00
PAID:	35.00



LEADSHEET



201703281890056

00013525078



008231041

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

WHEN RECORDED MAIL THIS DEED AND, UNLESS  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name: Mejia Family Trust  
Street  
Address: 6859 Calhoun Avenue  
City  
State & Zip: Van Nuys, California 91405

Title Order No.:

Escrow No.:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

The undersigned Grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX IS \$ 0.00 Gift

- ☒ Computed on Full Value of the interest or property conveyed, or  
☐ Computed on full value less value of liens or encumbrances remaining at time of sale,  
☐ Unincorporated Area City of Van Nuys

Parcel No.: 2217-012-046

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Ana Christina Mejia as her sole and separate property.

Hereby GRANT(s) to:

Ana Christina Mejia as Trustee of the Mejia Family Trust dated November 12, 2016.

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

All that real property situated in the City of Van Nuys, County of Los Angeles, State of California, described as: The North 50 Feet and the East 150 Feet of the Lot 19, the Tract No. 2864 as per Map recorded in Book 28 in the office of the County Recorder of said County. "This conveyance transfers an interest into a Family Trust, R&T 11930". APN: 2217-012-046

Dated: 03/28/2017

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On 3/28/2017 before me, Erika  
Montano, A Notary Public, personally  
appeared Ana Christina Mejia

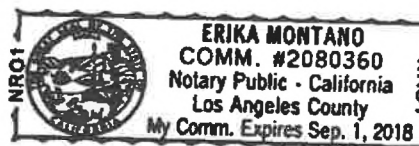
Ana Christina Mejia

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

Mejia Family Trust  
Name

6859 Calhoun Avenue  
Street Address

Van Nuys, California 91405  
City & State



## ACKNOWLEDGMENT

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 03/28/2017 before me, Erika Montano Notary Public,  
(insert name and title of the officer)

personally appeared Ana Christina Mejia  
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)



This page is part of your document - DO NOT DISCARD



**20150050225**



Pages:  
0002

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

01/15/15 AT 08:00AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201501150230003

00010068721



006599613

SEQ:  
01

ERDS - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

This Instrument Prepared By:  
Vickie Wade, 9379101527  
After Recording Return To:  
PNC Mortgage, a Division of PNC Bank, NA  
3232 Newmark Drive  
Miamisburg, Ohio 45342

Parcel: 2217012046

#483266

PNC#: 0005643449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEJIA

Recording District: LOS ANGELES

**Assignment of Deed of Trust**

For value received, the undersigned, hereby grants, assigns, and transfers to: PNC BANK, NATIONAL ASSOCIATION; located at: 3232 Newmark Dr., Miamisburg, Ohio, 45342, all beneficial interest under that certain Deed of Trust dated 7/17/2007 executed by:

**Trustor(s)**

**ANA MEJIA, A SINGLE WOMAN  
JUAN MANCIA, A SINGLE MAN, AS JOINT TENANTS**

To NATIONAL CITY BANK as Trustee for National City Mortgage a Division of National City Bank, in the amount of: \$379,000.00, recorded 7/27/2007 as Instrument No.: 20071776344 of the Official Records of LOS ANGELES County, California describing the land therein:

Property Address: **6859 CALHOUN AVE., VAN NUYS, CALIFORNIA 91405**

Together with the Note or Notes therein described or referenced to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Date: 1/7/2015

**FEDERAL HOME LOAN MORTGAGE  
CORPORATION**

**BY ITS ATTORNEY IN FACT**

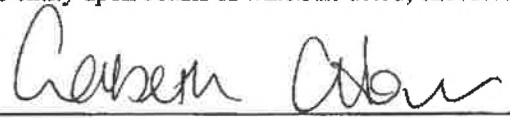
**PNC BANK, NATIONAL ASSOCIATION**

State of Ohio County of Montgomery

  
David A Scanlon, Assistant Vice President

On 1/7/2015 before me, Elizabeth C Houk the undersigned, a Notary Public in and for the State of Ohio, personally appeared David A Scanlon, Assistant Vice President of PNC Bank, National Association, Attorney in Fact for Federal Home Loan Mortgage Corporation who is personally known to me 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 for his signature on the instrument the person, or the entity upon behalf of which he acted, executed the instrument.



  
Elizabeth C Houk, Notary Public in and for the State of Ohio  
My Commission Expires: 3/2/2019  
My County of Residence: Warren

# EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: **June 24, 2025**

JOB ADDRESS: **6859 NORTH CALHOUN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2217-012-046**

Last Full Title: **05/22/2024**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- |   |                            |
|---|----------------------------|
| 1) ANA CHRISTINA MEJIA AS TRUSTEE OF THE<br>MEJIA FAMILY TRUST<br>6859 CALHOUN AVENUE<br>VAN NUYS, CA 91405 | CAPACITY: OWNER            |
| 2) JUAN C. SANCHEZ<br>6859 CALHOUN AVENUE<br>VAN NUYS, CA 91405   | CAPACITY: OWNER            |
| 3) PNC MORTGAGE<br>3232 NEWMARK DRIVE<br>MIAMISBURG, OH 45342   | CAPACITY: INTERESTED PARTY |

# Property Detail Report

For Property Located At :

6859 CALHOUN AVE, VAN NUYS, CA 91405-3208



RealQuest

## Owner Information

Bldg Card: 000 of 002

Owner Name: MEJIA ANA C/SANCHEZ JUAN C  
Mailing Address: 6859 CALHOUN AVE, VAN NUYS CA 91405-3208 C005  
Vesting Codes: / A / TR

## Location Information

Legal Description: TRACT NO 2864 N 50 FT OF E 150 FT (EX OF ST) OF LOT 19  
County: LOS ANGELES, CA APN: 2217-012-046  
Census Tract / Block: 1279.10 / 1 Alternate APN:  
Township-Range-Sect: Subdivision: 2864  
Legal Book/Page: 28-83 Map Reference: 15-E4 /  
Legal Lot: 19 Tract #: 2864  
Legal Block: School District: LOS ANGELES  
Market Area: VN School District Name: LOS ANGELES  
Neighbor Code: Munic/Township: LOS ANGELES

## Owner Transfer Information

Recording/Sale Date: 03/28/2017 / 03/28/2017 Deed Type: GRANT DEED  
Sale Price: 1st Mtg Document #:  
Document #: 343524

## Last Market Sale Information

Recording/Sale Date: 07/03/2003 / 04/30/2003 1st Mtg Amount/Type: \$361,000 / CONV  
Sale Price: \$380,000 1st Mtg Int. Rate/Type: 5.50 / ADJ  
Sale Type: FULL 1st Mtg Document #: 1915100  
Document #: 1915099 2nd Mtg Amount/Type: /  
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
Transfer Document #: Price Per SqFt: \$167.40  
New Construction: Multi/Split Sale:  
Title Company: LAWYERS TITLE  
Lender: FIRST CAP  
Seller Name: PALANGHYAN GRIGOR

## Prior Sale Information

Prior Rec/Sale Date: 12/19/1995 / Prior Lender:  
Prior Sale Price: Prior 1st Mtg Amt/Type: /  
Prior Doc Number: 2014712 Prior 1st Mtg Rate/Type: /  
Prior Deed Type: QUIT CLAIM DEED

## Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,270	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:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1973 / 1973	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE;SHED



**Site Information**

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	7,012	Lot Width/Depth:	50 x 140	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$615,890	Assessed Year:	2023	Property Tax:	\$16,556.67
Land Value:	\$345,133	Improved %:	44%	Tax Area:	13
Improvement Value:	\$270,757	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$615,890				

**Comparable Sales Report**

For Property Located At



RealQuest

**6859 CALHOUN AVE, VAN NUYS, CA 91405-3208****4 Comparable(s) Selected.**

Report Date: 05/31/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$380,000	\$900,000	\$1,687,000	\$1,158,750
Bldg/Living Area	2,270	2,040	2,411	2,220
Price/Sqft	\$167.40	\$420.95	\$737.00	\$519.73
Year Built	1973	1941	1973	1955
Lot Area	7,012	6,252	10,343	8,650
Bedrooms	4	2	3	3
Bathrooms/Restrooms	3	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$615,890	\$269,814	\$988,379	\$606,929
Distance From Subject	0.00	0.37	0.47	0.42

\* = user supplied for search only

**Comp #:** 1

Distance From Subject: 0.37 (miles)

Address: **6827 RANCHITO AVE, VAN NUYS, CA 91405-4160**Owner Name: **KARAYAN GEVORG G**Seller Name: **ROJAS RICARDO R**APN: **2216-017-022**County: **LOS ANGELES, CA**

Subdivision:

Rec Date: **01/05/2024**Sale Date: **11/09/2023**Sale Price: **\$900,000**Sale Type: **FULL**Document #: **10630**

1st Mtg Amt:

Total Value: **\$269,814**Land Use: **SFR**Map Reference: **15-E4 /**Census Tract: **1279.20**Zoning: **LAR1**Prior Rec Date: **06/22/1984**

Prior Sale Date:

Prior Sale Price: **\$135,000**Prior Sale Type: **FULL**Acres: **0.24**Lot Area: **10,343**# of Stories: **1**Park Area/Cap#: **/**Living Area: **2,138**Total Rooms: **7**Bedrooms: **3**Bath(F/H): **2 /**Yr Built/Eff: **1973 / 1973**Air Cond: **CENTRAL**Style: **CONVENTIONAL**Fireplace: **Y / 1**

Pool:

Roof Mat: **GRAVEL & ROCK**Parking: **ATTACHED****GARAGE**

Comp #:	2	Distance From Subject:0.40 (miles)	
Address:	14125 HAYNES ST, VAN NUYS, CA 91401-1412		
Owner Name:	ALEKSEYEFF ILYA TRUST		
Seller Name:	HUNANYAN HARUTYUN		
APN:	2237-010-016	Map Reference:	15-E4 /
County:	LOS ANGELES, CA	Census Tract:	1281.02
Subdivision:	1200	Zoning:	LAR1
Rec Date:	01/09/2024	Prior Rec Date:	01/12/2021
Sale Date:	12/07/2023	Prior Sale Date:	01/07/2021
Sale Price:	\$1,687,000	Prior Sale Price:	\$950,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	16558	Acres:	0.23
1st Mtg Amt:	\$1,349,600	Lot Area:	9,903
Total Value:	\$988,379	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,289
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1941 / 1981
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject:0.43 (miles)	
Address:	7052 COLBATH AVE, VAN NUYS, CA 91405-3301		
Owner Name:	MIKHAKOVA KARINE		
Seller Name:	IMPARATO FAMILY TRUST		
APN:	2216-007-007	Map Reference:	15-E4 /
County:	LOS ANGELES, CA	Census Tract:	1279.20
Subdivision:	17883	Zoning:	LAR1
Rec Date:	01/19/2024	Prior Rec Date:	12/21/1987
Sale Date:	12/15/2023	Prior Sale Date:	10/1987
Sale Price:	\$1,100,000	Prior Sale Price:	\$183,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	42810	Acres:	0.19
1st Mtg Amt:	\$880,000	Lot Area:	8,103
Total Value:	\$427,402	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,411
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1975
		Air Cond:	CENTRAL
		Style:	RANCH
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:0.47 (miles)	
Address:	6858 CANTALOUPE AVE, VAN NUYS, CA 91405-4148		
Owner Name:	MURRAY DREW		
Seller Name:	KOHLER CHRISTOPHER & NAN		
APN:	2216-021-017	Map Reference:	15-E4 /
County:	LOS ANGELES, CA	Census Tract:	1279.20
Subdivision:	18741	Zoning:	LAR1
Rec Date:	02/28/2024	Prior Rec Date:	08/10/2005
Sale Date:	02/26/2024	Prior Sale Date:	07/13/2005
Sale Price:	\$948,000	Prior Sale Price:	\$565,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	129340	Acres:	0.14
1st Mtg Amt:	\$805,700	Lot Area:	6,252
Total Value:	\$742,122	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	2,040
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1958
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: June 24, 2025

JOB ADDRESS: **6859 NORTH CALHOUN AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2217-012-046**

CASE NO.: **953785**

ORDER NO.: **A-5739558**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 16, 2022**

COMPLIANCE EXPECTED DATE: **July 16, 2022**

DATE COMPLIANCE OBTAINED: **July 25, 2022**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5739558

1010626202333276464

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

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

JOHN WEIGHT  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

MEJIA, ANA C. TR ET AL MEJIA FAMILY TRUST AND JUAN C.  
SANCHEZ  
6859 CALHOUN AVE  
VAN NUYS, CA 91405

CASE #: 953785

ORDER #: A-5739558  
EFFECTIVE DATE: June 16, 2022  
COMPLIANCE DATE: July 16, 2022

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

JUN 08 2022

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

OWNER OF  
SITE ADDRESS: 6859 N CALHOUN AVE  
ASSESSORS PARCEL NO.: 2217-012-046  
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:

VIOLATION(S):

1. 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.

Comments: Two gang electrical panel installed without permits

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

**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.

**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.

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)374-9848.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: June 02, 2022

THOMAS WOODS  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9848  
thomas.woods@lacity.org

**CL**

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