

BOARD OF  
BUILDING AND SAFETY  
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VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

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

October 3, 2025

Council District: # 12

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

JOB ADDRESS: **6731 NORTH FRANRIVERS AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2034-005-002**  
Re: Invoice # 812106-4

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: **6731 North Franrivers 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.

Following the Department's investigation an order or orders to comply were issued on January 21, 2020 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	702.70
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 3,042.70</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 **\$3,042.70** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,042.70** 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, Resource Management Bureau

ATTEST: HOLLY 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. T18438***  
***Dated as of: 06/23/2025***

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

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

***APN #: 2034-005-002***

***Property Address: 6731 N FRANRIVERS AVE    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : VICTOR M. LUNA***

***Grantor : YVONNE LUNA***

***Deed Date : 02/27/2002                      Recorded : 05/09/2002***

***Instr No. : 02-1075945***

***MAILING ADDRESS: VICTOR M. LUNA***  
***6731 FRANRIVERS AVE, WEST HILLS, CA 91307-2818***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 250 Tract No: 21696 Brief Description: TRACT # 21696 LOT 250***

### **MORTGAGES/LIENS**

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

***Recording Date: 02/20/2009                      Document #: 09-0239805***

***Loan Amount: \$530,000***

***Lender Name: AMERICAN HOME MTG SERVICING***

***Borrowers Name: VICTOR M. LUNA***

***MAILING ADDRESS: AMERICAN HOME MTG SERVICING***  
***C/O NTC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683***



LEAD SHEET

02-1075945

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1:41 PM MAY 09 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

*Deed*

FEE

FEE \$10 0  
2

D.T.T.

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT \$4 ©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company in Black Ink

Number of Parcels Shown

2034 005 002

001

THIS FORM IS NOT TO BE DUPLICATED

02-1075945

RECORDING REQUESTED BY:  
Equal Escrow, Inc.  
AND WHEN RECORDED MAIL TO:

VICTOR M. LUNA  
6731 FRANRIVERS AVE  
WEST HILLS, CA 91307

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 24340-SC

TITLE ORDER NO. 16121149

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$NONE

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☒ Unincorporated area ☐ City of , AND

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

YVONNE LUNA (SPOUSE OF GRANTEE)

do(es) hereby REMISE, RELEASE, AND FOREVER QUITCLAIM to:

VICTOR M. LUNA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the real property in the , County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

ALSO KNOWN AS: 6731 FRANRIVERS AVE, WEST HILLS, CA 91307-2818

A.P.# 2034-005-002

"THIS CONVEYANCE ESTABLISHES SOLE AND SEPARATE PROPERTY OF A SPOUSE, R & T 11911."

DATED February 27, 2002

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On MARCH 1, 2002

before me, SANDY CHIANG, NOTARY PUBLIC

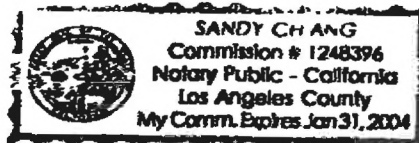
a Notary Public in and for said State, personally appeared

YVONNE LUNA

YVONNE LUNA

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 notarial seal)

Mail tax statements to: VICTOR M. LUNA, 6731 FRANRIVERS AVE, WEST HILLS, CA 91307



## LEGAL DESCRIPTION

LOT 250 OF TRACT 21696, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 648, PAGES 18 TO 28 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, MINERALS, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITHOUT RIGHT OF SURFACE ENTRY FOR THE PURPOSE OF DEVELOPMENT OR PRODUCTION OF THE SAME AS RESERVED IN THE DEED BY GEORGE E. PLATT COMPANY, A CORPORATION RECORDED APRIL 7, 1955 AS INSTRUMENT NO. 990, OFFICIAL RECORDS.

Attached Exhibit A

This page is part of your document - DO NOT DISCARD



**20090239805**



**Pages:**  
**0002**

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

**02/20/09 AT 04:39PM**

<b>FEES :</b>	<b>11.00</b>
<b>TAXES :</b>	<b>0.00</b>
<b>OTHER :</b>	<b>0.00</b>
<b>PAID :</b>	<b>11.00</b>



**LEADSHEET**



**200902201340008**

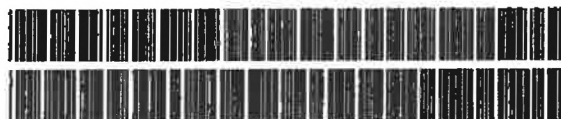
**00000069750**



**001972199**

**SEQ:**  
**04**

**DAR - Mail (Hard Copy)**



**THIS FORM IS NOT TO BE DUPLICATED**

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING  
[AND WHEN RECORDED MAIL TO]  
AMERICAN HOME MTG SERVICING  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

02/20/09



20090239805

CRL L#: 0133059147  
Assignee L#: 4001742297  
Investor L#: 0133059147  
Custodian: 85  
Effective Date: 02/11/2009

**CORPORATE ASSIGNMENT OF DEED OF TRUST**

**FOR GOOD AND VALUABLE CONSIDERATION,**  
the sufficiency of which is hereby acknowledged, the undersigned, **AMC MORTGAGE SERVICES, INC. BY CITI RESIDENTIAL LENDING INC. ITS ATTORNEY-IN-FACT, WHOSE ADDRESS IS 10801 E. 6TH STREET , RANCHO CUCAMONGA, CA 91730, (ASSIGNOR),** by these presents does convey, grant, sell, assign, transfer and set over the described Deed of Trust together with the certain note(s) described therein, without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR, AMERIQUEST MORTGAGE SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R11, UNDER THE POOLING AND SERVICING AGREEMENT DATED DECEMBER 1, 2005, WHOSE ADDRESS IS 1761 EAST ST. ANDREW PLACE , SANTA ANA, CA 92705-4934, (ASSIGNEE)**

Said Deed made by **VICTOR M LUNA** and recorded on 11/04/2005 as Inst# 05 2672066 in Book Page in the office of the LOS ANGELES County Recorder, CA.

Property more commonly known as: 6731 FRANRIVERS AVENUE, WEST HILLS, CA 91307

**Dated: 02/09/2009**

**AMC MORTGAGE SERVICES, INC. BY CITI RESIDENTIAL LENDING INC. ITS ATTORNEY-IN-FACT**

By: \_\_\_\_\_

**CRYSTAL MOORE VICE PRESIDENT**

STATE OF FLORIDA      COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me THIS 09TH DAY OF FEBRUARY IN THE YEAR 2009 by **CRYSTAL MOORE**, well known to me to be the VICE PRESIDENT of **AMC MORTGAGE SERVICES, INC BY CITI RESIDENTIAL LENDING INC. ITS ATTORNEY-IN-FACT** a corporation, on behalf of the corporation.

\_\_\_\_\_  
**BRYAN J. BLY DD 691055 Notary Public**

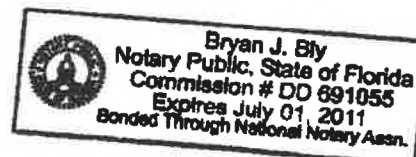
My Commission expires: 07/01/2011

Prep by: Jessica Fretwell/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

CRLAS 9314620 /1/31 CJ2042657



\*9314620\*



form5/FRMCA1

**EXHIBIT B**

ASSIGNED INSPECTOR: **MARK DOVICO**  
JOB ADDRESS: **6731 NORTH FRANRIVERS AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2034-005-002**

Date: **October 3, 2025**

Last Full Title: **06/23/2025**

Last Update to Title:

.....

**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) VICTOR M. LUNA  
6731 FRANRIVERS AVENUE  
WEST HILLS, CA 91307-2818

CAPACITY: OWNER
- 2) AMERICAN HOME MTG SERVICING  
C/O NTC  
2100 ALT. 19 NORTH  
PALM HARBOR, FL 34683

CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :

**6731 FRANRIVERS AVE, WEST HILLS, CA 91307-2818**

RealQuest

**Owner Information**

Owner Name: **LUNA VICTOR M**  
 Mailing Address: **6731 FRANRIVERS AVE, WEST HILLS CA 91307-2818 C058**  
 Vesting Codes: **MM / / SE**

**Location Information**

Legal Description:	<b>TRACT # 21696 LOT 250</b>	APN:	2034-005-002
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1352.04 / 1	Subdivision:	21696
Township-Range-Sect:		Map Reference:	5-D4 /
Legal Book/Page:	648-18	Tract #:	21696
Legal Lot:	250	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	WEH	Munic/Township:	LOS ANGELES
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	05/09/2002 / 02/27/2002	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	1075946
Document #:	1075945		

**Last Market Sale Information**

Recording/Sale Date:	06/07/1996 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	898730	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO		
Lender:			
Seller Name:			

**Prior Sale Information**

Prior Rec/Sale Date:	06/06/1996 /	Prior Lender:	MEDALLION MTG CO
Prior Sale Price:	\$158,500	Prior 1st Mtg Amt/Type:	\$150,550 / CONV
Prior Doc Number:	889446	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	CORPORATION GRANT DEED		

**Property Characteristics**

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,053	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1960 / 1965	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;FENCED YARD				

**Site Information**

Zoning:	LARS	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,990	Lot Width/Depth:	61 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

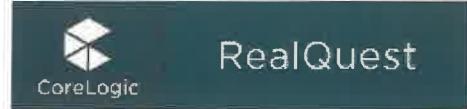


**Tax Information**

Total Value:	\$307,819	Assessed Year:	2024	Property Tax:	\$4,032.70
Land Value:	\$160,252	Improved %:	48%	Tax Area:	16
Improvement Value:	\$147,567	Tax Year:	2024	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$300,819				

**Comparable Sales Report**

For Property Located At

**6731 FRANRIVERS AVE, WEST HILLS, CA 91307-2818****2 Comparable(s) Selected.**

Report Date: 07/02/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$865,000	\$1,145,000	\$1,005,000
Bldg/Living Area	2,053	1,870	1,982	1,926
Price/Sqft	\$0.00	\$462.57	\$577.70	\$520.13
Year Built	1960	1960	1964	1962
Lot Area	6,990	7,992	8,127	8,060
Bedrooms	3	4	4	4
Bathrooms/Restrooms	3	3	3	3
Stories	1.00	1.00	1.00	1.00
Total Value	\$307,819	\$104,495	\$143,577	\$124,036
Distance From Subject	0.00	0.23	0.40	0.32

\*= user supplied for search only

**Comp #1**

Distance From Subject:0.23 (miles)

Address:	<b>24155 KITTRIDGE ST, WEST HILLS, CA 91307-2908</b>		
Owner Name:	<b>SUGAR PORCH RESIDENTIAL LLC</b>		
Seller Name:	<b>BALSAVAGE LESLIE</b>		
APN:	<b>2034-013-005</b>	Map Reference:	<b>5-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1352.04</b>
Subdivision:	<b>21696</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>02/04/2025</b>	Prior Rec Date:	<b>08/27/1975</b>
Sale Date:	<b>01/15/2025</b>	Prior Sale Date:	
Sale Price:	<b>\$865,000</b>	Prior Sale Price:	<b>\$43,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>69830</b>	Acres:	<b>0.18</b>
1st Mtg Amt:	<b>\$999,200</b>	Lot Area:	<b>7,992</b>
Total Value:	<b>\$143,577</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,870</b>
		Total Rooms:	<b>6</b>
		Bedrooms:	<b>4</b>
		Bath(F/H):	<b>3 /</b>
		Yr Built/Eff:	<b>1960 / 1960</b>
		Air Cond:	<b>WALL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>Y / 1</b>
		Pool:	
		Roof Mat:	<b>COMPOSITION SHINGLE</b>
		Parking:	<b>ATTACHED GARAGE</b>

**Comp #2**

Distance From Subject:0.40 (miles)

Address:	<b>24042 HIGHLANDER RD, WEST HILLS, CA 91307-1829</b>		
Owner Name:	<b>SAEDI HONEY/BELL ERIC</b>		
Seller Name:	<b>TEDDYS CABIN LLC</b>		
APN:	<b>2028-028-018</b>	Map Reference:	<b>5-E4 /</b>
		Living Area:	<b>1,982</b>

County:	LOS ANGELES, CA	Census Tract:	1344.21	Total Rooms:	7
Subdivision:	26298	Zoning:	LARE11	Bedrooms:	4
Rec Date:	12/09/2024	Prior Rec Date:	07/30/2024	Bath(F/H):	3 /
Sale Date:	11/07/2024	Prior Sale Date:	07/08/2024	Yr Built/Eff:	1964 / 1964
Sale Price:	\$1,145,000	Prior Sale Price:	\$987,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	866303	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$858,700	Lot Area:	8,127	Pool:	
Total Value:	\$104,495	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

# EXHIBIT D

ASSIGNED INSPECTOR: **MARK DOVICO**  
JOB ADDRESS: **6731 NORTH FRANRIVERS AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2034-005-002**

**Date: October 3, 2025**

**CASE NO.: 859652**  
**ORDER NO.: A-5231393**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 21, 2020**  
COMPLIANCE EXPECTED DATE: **February 20, 2020**  
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5231393

1-060407202097632

**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

**FRANK M. BUSH**  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

**OSAMA YOUNAN, P.E.**  
EXECUTIVE OFFICER

**ORDER TO COMPLY-SUPPLEMENTAL**

**LUNA, VICTOR M**  
6731 FRANRIVERS AVE  
WEST HILLS, CA 91307

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

**JAN 13 2020**

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

**CASE #: 859652**  
**ORDER #: A-5231393**  
**EFFECTIVE DATE: January 21, 2020**  
**COMPLIANCE DATE: February 20, 2020**

**OWNER OF**

**SITE ADDRESS: 6731 N FRANRIVERS AVE**

**ASSESSORS PARCEL NO.: 2034-005-002**

**ZONE: RS; Suburban 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.

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.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

**VIOLATION(S):**

**1. Right of entry for inspection.**

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

**2. The approximate 10' X 8' construction of an addition to the rear/West of the dwelling was/is 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) AND Restore the existing structure(s) to its originally approved condition, OR 2) 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.

Location: Addition made on the West side of the dwelling 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](http://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.

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.

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)374-9840.

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

Inspector :

Date: January 13, 2020

HAGOP BADOSSIAN  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 90012  
(818)374-9840  
Hagop.Badossian@lacity.org

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