

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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



JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
JAVIER NUNEZ
MOISES ROSALES

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

JOHN WEIGHT
EXECUTIVE OFFICER

October 21, 2025

Council District: # 3

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

JOB ADDRESS: 6115 NORTH YOLANDA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2127-017-018
Re: Invoice # 807015-1

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: 6115 North Yolanda 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.

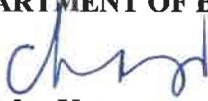
Following the Department's investigation an order or orders to comply were issued on July 26, 2019 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after 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)	1,412.91
Title Report fee	30.00
Grand Total	\$ 3,752.91

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 \$3,752.91 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 \$3,752.91 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: PATRICE LATTIMORE, 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

Property Title Report

Work Order No. T18466
Dated as of: 07/17/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2127-017-018

Property Address: 6115 N YOLANDA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: SHARON SIMANTOV

Grantor: MEGA HOLDING GROUP LLC

Deed Date : 01/17/2018 Recorded : 02/08/2018

Instr No. : 18-0134065

MAILING ADDRESS: SHARON SIMANTOV
6115 YOLANDA AVE, TARZANA, CA 91335-6844

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 60 Tract No: 7691 Brief Description: TRACT # 7691 S 191.62 FT OF N 306.62 FT OF LOT 60

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180134065



Pages:
0004

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

02/08/18 AT 08:00AM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	105.00



LEADSHEET



201802080240037

00014873012



008895446

SEQ:
04

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

R27

RECORDING REQUESTED BY:

When Recorded Mail Document To:

Sharon Simantov
6115 Yolonda Ave
Tarzana CA 91335



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APN: 2127-017-018

QUITCLAIM DEED

"THIS IS A BONAFIDE GIFT AND
THE GRANTOR RECEIVED NOTHING
IN RETURN, R & T 11911."

X 15

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is 0.0 CITY TAX is 0.00

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Realty not sold
- Unincorporated area
- City of Tarzana, and

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exclusive of liens and encumbrances is \$100 or less and there is no additional consideration received by the grantor, R & T 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MEGA HOLDING GROUP LLC a California limited Liability company.

do(es) hereby remise, release and forever quitclaim to Sharon Simantov A single man,

the following described real property in the County of Los Angeles, State of California: know as: 6115 Yolonda Ave Tarzana CA 91335

See Attached Exhibit "A"

ACCOMMODATION

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

DATED: 01/15/2018

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.

Mega Holding Group LLC

By: Danny Siag Manger

State of California - County of Los Angeles

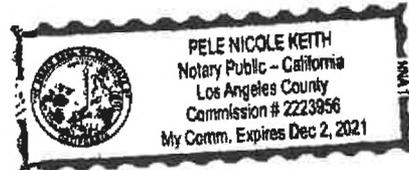
On 1/17/18 before me _____, Notary Public,

personally appeared PELE NICOLE KEITH

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

SPACE BELOW RESERVED FOR NOTARY SEAL

Signature



Quitclaim Deed

021517

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Mail To: Statements to Return Address: ...

EXHIBIT "A"

The South 191.62 feet of the North 306.62 feet of Lot 60 in Tract No. 7691, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 89, Pages 23 and 24 of Maps, in the Office of the County Recorder of said County.

APN: 2127-017-018

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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 1/17/18 before me, Pele Nicole Keith, Notary Public

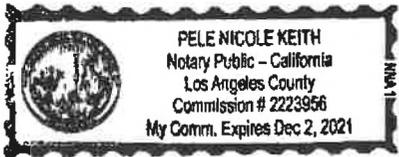
A Notary Public personally appeared Danny Siag

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 *[Handwritten Signature]*



(Seal)

EXHIBIT B

ASSIGNED INSPECTOR: AUGUSTUS ALBAS
JOB ADDRESS: 6115 NORTH YOLANDA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2127-017-018

Date: October 21, 2025

Last Full Title: 07/17/2025

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1) SHARON SIMANTOV
6115 YOLANDA AVENUE
TARZANA, CA 91335-6844

CAPACITY: OWNER

Property Detail Report

For Property Located At :

6115 YOLANDA AVE, TARZANA, CA 91335-6844



RealQuest

Bldg Card: 000 of 002

Owner Information

Owner Name: **SIMANTOV SHARON**
 Mailing Address: **6115 YOLANDA AVE, TARZANA CA 91335-6844 C038**
 Vesting Codes: **//**

Location Information

Legal Description: **TRACT # 7691 S 191.62 FT OF N 306.62 FT OF LOT 60**
 County: **LOS ANGELES, CA** APN: **2127-017-018**
 Census Tract / Block: **1331.02 / 2** Alternate APN:
 Township-Range-Sect: **69-23** Subdivision: **7691**
 Legal Book/Page: **89-23** Map Reference: **14-B5 /**
 Legal Lot: **60** Tract #: **7691**
 Legal Block: **60** School District: **LOS ANGELES**
 Market Area: **TAR** School District Name: **LOS ANGELES**
 Neighbor Code: **60** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **02/08/2018 / 01/15/2018** Deed Type: **QUIT CLAIM DEED**
 Sale Price: **134065** 1st Mtg Document #:
 Document #: **134065**

Last Market Sale Information

Recording/Sale Date: **12/31/2002 / 12/24/2002** 1st Mtg Amount/Type: **\$286,400 / CONV**
 Sale Price: **\$357,270** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **3223552** 1st Mtg Document #: **3223553**
 Document #: **3223552** 2nd Mtg Amount/Type: **\$35,800 / CONV**
 Deed Type: **INDIVIDUAL GRANT DEED** 2nd Mtg Int. Rate/Type: **/ ADJ**
 Transfer Document #: **INDIVIDUAL GRANT DEED** Price Per SqFt: **\$166.56**
 New Construction: **INDIVIDUAL GRANT DEED** Multi/Split Sale:
 Title Company: **AMERICAN TITLE CO**
 Lender: **AMERICAS WHOLESALE LENDER**
 Seller Name: **PURISIMA RON G**

Prior Sale Information

Prior Rec/Sale Date: **05/16/1990 / 05/1990** Prior Lender:
 Prior Sale Price: **\$310,000** Prior 1st Mtg Amt/Type: **\$279,000 / PRIVATE PARTY**
 Prior Doc Number: **890604** Prior 1st Mtg Rate/Type: **/ ADJUSTABLE INT RATE LOAN**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,145	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1938 / 1941	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;ADDITION**

Site Information

Zoning:	LARA	Acres:	0.50	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	21,702	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$951,373	Assessed Year:	2024	Property Tax:	\$12,063.82
Land Value:	\$568,914	Improved %:	40%	Tax Area:	16
Improvement Value:	\$382,459	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$951,373				

Comparable Sales Report

For Property Located At

**6115 YOLANDA AVE, TARZANA, CA 91335-6844****2 Comparable(s) Selected.**

Report Date: 07/24/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$357,270	\$1,000,000	\$1,295,000	\$1,147,500
Bldg/Living Area	2,145	1,940	2,260	2,100
Price/Sqft	\$166.56	\$515.46	\$573.01	\$544.24
Year Built	1938	1946	1968	1957
Lot Area	21,702	5,454	8,702	7,078
Bedrooms	3	3	5	4
Bathrooms/Restrooms	3	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$951,373	\$287,522	\$499,298	\$393,410
Distance From Subject	0.00	0.32	0.38	0.35

* = user supplied for search only

Comp #:1				Distance From Subject:0.32 (miles)
Address:	6323 GEYSER AVE, TARZANA, CA 91335-6832			
Owner Name:	BRENNERT OF CLAUS FAMILY TRUST			
Seller Name:	MORGAN MAURICE F & ROSWITHA			
APN:	2127-021-005	Map Reference:	14-B5 /	Living Area: 2,260
County:	LOS ANGELES, CA	Census Tract:	1331.02	Total Rooms: 6
Subdivision:	23621	Zoning:	LAR1	Bedrooms: 5
Rec Date:	05/29/2025	Prior Rec Date:	08/11/1998	Bath(F/H): 3 /
Sale Date:	04/01/2025	Prior Sale Date:	07/20/1998	Yr Built/Eff: 1968 / 1995
Sale Price:	\$1,295,000	Prior Sale Price:	\$230,000	Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	354674	Acres:	0.13	Fireplace: Y / 1
1st Mtg Amt:	\$150,000	Lot Area:	5,454	Pool: POOL
Total Value:	\$499,298	# of Stories:	1	Roof Mat: GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking: ATTACHED GARAGE

Comp #:2

Distance From Subject:0.38 (miles)

Address: 6012 DONNA AVE, TARZANA, CA 91356-1221

Owner Name: RAHLIN YAAGOV

Seller Name: GARGIULO F R & E C F/TR

APN: 2156-014-035

Map Reference: 14-B6 /

Living Area: 1,940

County: LOS ANGELES, CA

Census Tract: 1393.01

Total Rooms: 7

Subdivision: 4976

Zoning: LAR1

Bedrooms: 3

Rec Date: 04/23/2025

Prior Rec Date:

Bath(F/H): 2 /

Sale Date: 03/28/2025

Prior Sale Date:

Yr Built/Eff: 1946 / 1952

Sale Price: \$1,000,000

Prior Sale Price:

Air Cond:

Sale Type: FULL

Prior Sale Type:

Style: CONVENTIONAL

Document #: 264848

Acres: 0.20

Fireplace: Y / 1

1st Mtg Amt:

Lot Area: 8,702

Pool: POOL

Total Value: \$287,522

of Stories: 1

Roof Mat: WOOD SHAKE

Land Use: SFR

Park Area/Cap#: /

Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: AUGUSTUS ALBAS
JOB ADDRESS: 6115 NORTH YOLANDA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2127-017-018

Date: October 21, 2025

CASE NO.: 870882
ORDER NO.: A-5079717

EFFECTIVE DATE OF ORDER TO COMPLY: July 26, 2019
COMPLIANCE EXPECTED DATE: August 25, 2019
DATE COMPLIANCE OBTAINED: February 23, 2021

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5079717

1051101201988176

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

SIMANTOV, SHARON
6115 YOLANDA AVE
TARZANA, CA 91335

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

CASE #: 870882
ORDER #: A-5079717
EFFECTIVE DATE: July 26, 2019
COMPLIANCE DATE: August 25, 2019

OWNER OF
SITE ADDRESS: 6115 N YOLANDA AVE
ASSESSORS PARCEL NO.: 2127-017-018
ZONE: RA; Suburban Zone

JUL 18 2019

To the address 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.

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 utility room 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 utility room to it's originally permitted use as a utility room

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of L.A.M.C. of the L.A.M.C.

Comments: Demolish and remove all construction work performed without the required permits and restore the existing structure to it's originsliy approved condition or submit plans, obtain

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

the required permits and expose the work for proper inspection.

2. Unapproved occupancy or use of the attached utility room and the unapproved addition as a habitable space.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the attached utility room and the unapproved addition as a habitable space.

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

Comments: Demolish and remove all construction work performed without the required permits and restore the existing structure to its originally approved condition or submit plans, obtain the required permits and expose the work for inspection.

3. The approximate 20'x20' construction of an addition to the rear of the utility room 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). 2) Restore the existing structure(s) to its originally approved condition, Or 3) submit plans, obtain the required permit(s) and expose the work for proper inspection.

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. of the L.A.M.C.

Comments: Demolish and remove all construction work performed without the required permits and restore the existing structure to its originally approved condition or submit plans, obtain the required permits and expose the work for inspection.

4. Unapproved construction.

You are therefore ordered to: Demolish and remove the unapproved construction or make it conform to the provisions of this Code.

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, 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. of the L.A.M.C.

Comments: Demolish and remove all construction work performed without the required permits and restore the existing structure to its originally approved condition or submit plans, obtain the required permits and expose the work for inspection.

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.

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

1051101201988176

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing + Community Investment Department (HCIDLA) at (866) 557-RENT (7368) or go to: <http://hcidla.lacity.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)374-9863. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : *Emil Alexandrian* Date: July 18, 2019

EMIL ALEXANDRIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9863
emil.alexandrian@lacity.org

[Signature]
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.



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