

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



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JOHN WEIGHT  
EXECUTIVE OFFICER

October 6, 2025

Council District: # 4

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

JOB ADDRESS: **5083 NORTH ZELZAH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2182-008-004**  
Re: Invoice #838168-8

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: **5083 North Zelzah 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 May 12, 2021 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	<u>30.00</u>
<b>Grand Total</b>	<b>\$ <u>1,276.56</u></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: PATRICE LATTIMORE, 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. T18435***  
***Dated as of: 06/23/2025***

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

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

***APN #: 2182-008-004***

***Property Address: 5083 N ZELZAH AVE      City: Los Angeles      County: Los Angeles***

***VESTING INFORMATION***

***Type of Document: TRUST TRANSFER DEED***

***Grantee: SARKIS MAJARIAN AND ANI MAJARIAN AS TRUSTEE OF THE SARKIS AND ANI MAJARIAN FAMILY TRUST***

***Grantor: SARKIS MAJARIAN AND ANI MAJARIAN***

***Deed Date : 09/12/2008      Recorded : 09/17/2008***

***Instr No. : 08-1669397***

***MAILING ADDRESS: SARKIS MAJARIAN AND ANI MAJARIAN AS TRUSTEE OF THE SARKIS AND ANI MAJARIAN FAMILY TRUST***  
***5087 ZELZAH AVE, ENCINO, CA 91316-3628***

***SCHEDULE B***

***LEGAL DESCRIPTION***

***Lot Number: 28 Tract No: 10438 Brief Description: TRACT # 10438 LOT 28***

***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD



20081669397

Pages:  
003



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

Fee: 11.00

Tax: 0.00

Other: 0.00

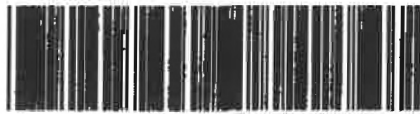
Total: 11.00

09/17/08 AT 08:01AM

2301779 200809170180038 Mail

TITLE(S) : DEED

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L E A D S H E E T

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

11

09/17/08

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ASTOR & PHILLIPS  
800 WILSHIRE BLVD., SUITE 1500  
LOS ANGELES, CA 90017-2619



**20081669397**

**MAIL TAX STATEMENTS TO:**

NAME                    SARKIS AND ANI MAJARIAN FAMILY TRUST  
ADDRESS                5087 Zelzah Avenue  
CITY                     Encino  
STATE & ZIP            CA 91316

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**TRUST TRANSFER DEED**

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ASSESSORS PARCEL NO. 2182-008-004

**GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)**

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:  
**THERE IS NO CONSIDERATION FOR THIS TRANSFER.**

Documentary transfer tax \$ None

- Computed on full value of property conveyed, or  Computed on full value less value of liens or encumbrances remaining at time of sale,
- There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) This conveyance transfers an interest into or out of a Living Trust, R & T 11930
- Unincorporated area:  City of \_\_\_\_\_, and
- This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion
- Transfer to a revocable trust;
- Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion,
- Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary,
- Change of trustee holding title,
- Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged
- Other. \_\_\_\_\_

**GRANTOR(S):            SARKIS MAJARIAN and ANI MAJARIAN, HUSBAND AND WIFE AS JOINT TENANTS**

hereby **GRANT(S) to    SARKIS MAJARIAN and ANI MAJARIAN, as Trustees of the  
SARKIS AND ANI MAJARIAN FAMILY TRUST, dated September 12, 2008.**

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

Lot 28 of Tract No 10438, in the City and County of Los Angeles, State of California, as per map recorded in Book 177, pages 48 and 49 of Maps, in the office of the County Recorder of said County.

**Commonly known as 5083 Zelzah Avenue, Encino, California 91316**

Dated: September 12, 2008

  
\_\_\_\_\_  
SARKIS MAJARIAN, Grantor - Transferor

Dated: September 12, 2008

  
\_\_\_\_\_  
ANI MAJARIAN, Grantor - Transferor

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On 9/12/08 before me, Shirley Martha Gregus, Notary Public  
(Here insert name and title of the officer)

personally appeared Arni Majarian and Sarkis Isaac Majarian

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.

Shirley Martha Gregus  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
  - ❖ Indicate title or type of attached document, number of pages and date
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Trust Transfer Deal  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 9/12/08

\_\_\_\_\_  
(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

# EXHIBIT B

ASSIGNED INSPECTOR: **ALFREDO FLORES**  
JOB ADDRESS: **5083 NORTH ZELZAH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2182-008-004**

Date: **October 6, 2025**

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

Last Update to Title:

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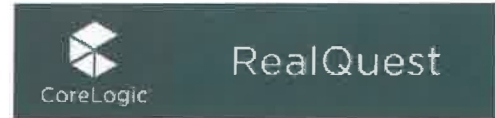
## LIST OF OWNERS AND INTERESTED PARTIES

- 1) SARKIS MAJARIAN AND ANI MAJARIAN AS TRUSTEES OF THE  
SARKIS AND ANI MAJARIAN FAMILY TRUST  
5087 ZELZAH AVENUE  
ENCINO, CA 91316-3628

CAPACITY: OWNERS

# Property Detail Report

For Property Located At :  
5083 ZELZAH AVE, ENCINO, CA 91316-3628

**Owner Information**

Owner Name: **MAJARIAN SARKIS (TE) & ANI (TE/MAJARIAN**  
 Mailing Address: **5087 ZELZAH AVE, ENCINO CA 91316-3628 C004**  
 Vesting Codes: **// TE**

**Location Information**

Legal Description:	<b>TRACT # 10438 LOT 28</b>		
County:	LOS ANGELES, CA	APN:	2182-008-004
Census Tract / Block:	1395.02 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	10438
Legal Book/Page:	177-48	Map Reference:	21-D2 /
Legal Lot:	28	Tract #:	10438
Legal Block:		School District:	LOS ANGELES
Market Area:	ENC	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

**Owner Transfer Information**

Recording/Sale Date:	09/17/2008 / 09/12/2008	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	1669397		

**Last Market Sale Information**

Recording/Sale Date:	12/11/1997 / 11/24/1997	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	1948002	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE INS CO/NY		
Lender:			
Seller Name:	KALAYDJIAN KEVORK & TEOLI		

**Prior Sale Information**

Prior Rec/Sale Date:	01/30/1992 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	161628	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	AFFIDAVIT		

**Property Characteristics**

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	907	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1949 / 1949	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	AVERAGE
Other Improvements:	FENCE				

**Site Information**

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,034	Lot Width/Depth:	45 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$228,083	Assessed Year:	2024	Property Tax:	\$2,920.24
Land Value:	\$134,122	Improved %:	41%	Tax Area:	37
Improvement Value:	\$93,961	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$228,083				

**Comparable Sales Report**

For Property Located At



**5083 ZELZAH AVE, ENCINO, CA 91316-3628**

1 Comparable(s) Selected.

Report Date: 06/30/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$1,025,000	\$1,025,000	\$1,025,000
Bldg/Living Area	907	970	970	970
Price/Sqft	\$0.00	\$1,056.70	\$1,056.70	\$1,056.70
Year Built	1949	1950	1950	1950
Lot Area	6,034	6,034	6,034	6,034
Bedrooms	2	1	1	1
Bathrooms/Restrooms	1	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$228,083	\$467,807	\$467,807	\$467,807
Distance From Subject	0.00	0.08	0.08	0.08

\*= user supplied for search only

Comp #:1		Distance From Subject:0.08 (miles)	
Address:	<b>5041 ZELZAH AVE, ENCINO, CA 91316-3628</b>		
Owner Name:	<b>JNY INVESTMENTS LLC</b>		
Seller Name:	<b>HENDIZADEH FAMILY TRUST</b>		
APN:	<b>2182-009-004</b>	Map Reference:	<b>21-D2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1395.02</b>
Subdivision:	<b>10438</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>10/21/2024</b>	Prior Rec Date:	<b>08/08/2012</b>
Sale Date:	<b>10/11/2024</b>	Prior Sale Date:	<b>07/30/2012</b>
Sale Price:	<b>\$1,025,000</b>	Prior Sale Price:	<b>\$353,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>714663</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$750,000</b>	Lot Area:	<b>6,034</b>
Total Value:	<b>\$467,807</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>970</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>1</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1950 / 1970</b>
		Air Cond:	<b>CENTRAL</b>
		Style:	<b>CONVENTIONAL</b>
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	<b>GRAVEL &amp; ROCK</b>
		Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **ALFREDO FLORES**  
JOB ADDRESS: **5083 NORTH ZELZAH AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2182-008-004**

Date: **October 6, 2025**

CASE NO.: **912411**  
ORDER NO.: **A-5497184**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 12, 2021**  
COMPLIANCE EXPECTED DATE: **June 11, 2021**  
DATE COMPLIANCE OBTAINED: **June 13, 2024**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-5497184

1010022013362

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

JAVIER NUNEZ VICE-PRESIDENT

ROSELYN 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

JOHN WEIGHT EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

MAJARIAN,SARKIS AND ANI TRS MAJARIAN FAMILY TRUST 5087 ZELZAH AVE ENCINO, CA 91316

CASE #: 912411

ORDER #: A-5497184

EFFECTIVE DATE: May 12, 2021

COMPLIANCE DATE: June 11, 2021

This unsigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

MAY 07 2021

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

OWNER OF SITE ADDRESS: 5083 N ZELZAH AVE ASSESSORS PARCEL NO.: 2182-008-004 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. Unapproved use of the attached garage as nursery.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the attached garage as a nursery.

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: The attached garage was being used as a nursery and is no longer available for the required off street covered parking.

2. The approximate 8'x 12' construction of a structure was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code 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.

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

Comments: Unapproved structure including electrical and plumbing was constructed without the required permits or approvals.

**3. Electrical reconnection of service permit required.**

You are therefore ordered to: Remove all electrical wiring and equipment which was installed without the required permits and return the electrical system to its original approved condition.  
and  
Obtain the required electrical permit, expose concealed work and call for required inspections.

Code Section(s) in Violation: 93.0201, 93.0104, 12.21A.1.(a) of the L.A.M.C.

**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 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.

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

1010530215335249

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)374-9827.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  Date: May 04, 2021

ALFREDO FLORES  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9827  
Alfredo.Flores@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.



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