

BOARD OF  
BUILDING AND SAFETY  
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CALIFORNIA



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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

April 2, 2025

Council District: # 12

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

JOB ADDRESS: **23353 WEST GILMORE STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2036-013-020**  
Re: Invoice #853783-4

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: **23353 West Gilmore Street, 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 November 19, 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	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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



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

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## ***Property Title Report***

***Work Order No. T17980***  
***Dated as of: 04/23/2024***

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

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2036-013-020***

***Property Address: 23353 W GILMORE ST      City: Los Angeles      County: Los Angeles***

### ***VESTING INFORMATION***

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

***Grantee: EILEEN WONG TRUSTEE OF TRUST "A" UNDER THE DECLARATION OF THE SIDNEY AND EILEEN WONG TRUST***

***Grantor: EILEEN WONG***

***Deed Date : 04/15/2005***

***Recorded : 05/06/2005***

***Instr No. : 05-1070825***

***MAILING ADDRESS: EILEEN WONG TRUSTEE OF TRUST "A" UNDER THE DECLARATION OF THE SIDNEY AND EILEEN WONG TRUST  
1801 S MINNEWAWA AVE, FRESNO, CA 93727-6037***

### ***SCHEDULE B***

### ***LEGAL DESCRIPTION***

***Lot Number: 117 Tract No: 21888 Brief Description: TRACT # 21888 LOT 117***

### ***MORTGAGES/LIENS***

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

This page is part of your document - DO NOT DISCARD

05 1070825

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
05/06/05 AT 08:00am

TITLE(S) : DEED



FEE

D.T.T.

FEE \$10	SS
2	

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

2036 - 013 - 020

001

THIS FORM IS NOT TO BE DUPLICATED

5/6/05

RECORDING REQUESTED BY:

05 1070825

When Recorded Mail Document  
and Tax Statement To:

Eileen Wong  
PO Box 3103  
Monterey, CA 93942

APN: 2036-013-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 -- GIFT City Transfer Tax is \$ 0.00

- [ ] 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 Los Angeles,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Eileen Wong, an unmarried woman

hereby GRANT(S) to Eileen Wong, Trustee of Trust "A" under the Declaration of Trust of the Sidney and Eileen Wong Trust UDT dated August 29, 1990

the following described real property in the City of Los Angeles, County of Los Angeles, State of California:  
See attached hereto and made part hereof

ACCOMMODATION ONLY

SEE EXHIBIT "ONE"  
ATTACHED

DATED: April 15, 2005

STATE OF CALIFORNIA

COUNTY OF MONTEREY

ON APR 20, 2005 before me,

RAYMOND S. JACOBSON personally appeared

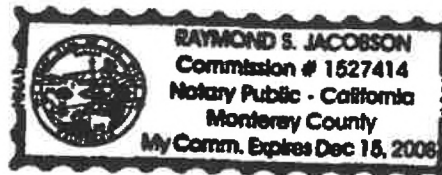
EILEEN WONG

Eileen Wong

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



MAIL TAX STATEMENTS AS DIRECTED ABOVE

5/6/05

3

Order No.

**EXHIBIT "ONE"**

Lot 117, of Tract No. 21888, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 640 Page(s) 12 to 16 inclusive of Maps, in the office of the County Recorder of said county.

Except therefrom all minerals, gas, oil, petroleum, naphtha and other hydrocarbon substances, in and under said land lying below a depth of 500 feet from the surface, without however the right of surface entry, as reserved or excepted in a deed recorded in Book 47417 Page 214, Official Records.

Assessor's Parcel No: 2036-013-020

05 1070825

# EXHIBIT B

ASSIGNED INSPECTOR: **PIERRE VEGA**

Date: April 2, 2025

JOB ADDRESS: **23353 WEST GILMORE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2036-013-020**

Last Full Title: **04/23/2024**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) EILEEN WONG, TRUSTEE OF TRUST "A" UNDER THE  
DECLARATION OF THE SIDNEY AND EILEEN WONG TRUST  
1801 S. MINNEWAWA AVENUE  
FRESNO, CA 93727-6037

CAPACITY: OWNER



**Property Detail Report****For Property Located At :****23353 GILMORE ST, WEST HILLS, CA 91307-3312**

RealQuest

**Owner Information**

Owner Name: **WONG EILEEN/ELEEN SIDNEY & WONG**  
 Mailing Address: **1801 S MINNEWAWA AVE, FRESNO CA 93727-6037 C022**  
 Vesting Codes: **// TR**

**Location Information**

Legal Description:	<b>TRACT # 21888 LOT 117</b>	APN:	<b>2036-013-020</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1352.02 / 3</b>	Subdivision:	<b>21888</b>
Township-Range-Sect:		Map Reference:	<b>5-F5 /</b>
Legal Book/Page:	<b>640-12</b>	Tract #:	<b>21888</b>
Legal Lot:	<b>117</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>WEH</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>05/06/2005 / 04/15/2005</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1070825</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>05/31/2001 / 05/01/2001</b>	1st Mtg Amount/Type:	<b>\$255,550 / CONV</b>
Sale Price:	<b>\$269,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>945248</b>
Document #:	<b>945247</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$233.91</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>CHICAGO TITLE CO</b>		
Lender:	<b>INTERNATIONAL HM CAP CORP</b>		
Seller Name:	<b>ROSE CHAD L</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>10/14/1999 / 09/17/1999</b>	Prior Lender:	<b>TROXLER ASSN</b>
Prior Sale Price:	<b>\$214,000</b>	Prior 1st Mtg Amt/Type:	<b>\$171,200 / CONV</b>
Prior Doc Number:	<b>1943805</b>	Prior 1st Mtg Rate/Type:	<b>/ FIXED RATE LOAN</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,150</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>CONVENTIONAL</b>
Year Built / Eff:	<b>1959 / 1959</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	

Other Improvements: **FENCE**

**Site Information**

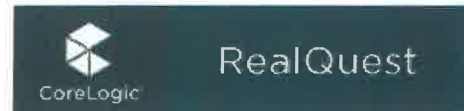
Zoning:	LARS	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,521	Lot Width/Depth:	63 x 125	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

**Tax Information**

Total Value:	\$389,581	Assessed Year:	2023	Property Tax:	\$4,982.87
Land Value:	\$276,621	Improved %:	29%	Tax Area:	16
Improvement Value:	\$112,960	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$389,581				

**Comparable Sales Report**

For Property Located At

**23353 GILMORE ST, WEST HILLS, CA 91307-3312****5 Comparable(s) Selected.**

Report Date: 05/08/2024

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$269,000	\$650,000	\$1,426,000	\$883,000
Bldg/Living Area	1,150	1,142	1,250	1,172
Price/Sqft	\$233.91	\$560.34	\$1,140.80	\$746.88
Year Built	1959	1954	1961	1958
Lot Area	7,521	6,435	9,224	7,493
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$389,581	\$65,675	\$785,400	\$243,383
Distance From Subject	0.00	0.11	0.48	0.35

\* = user supplied for search only

**Comp #1**

Distance From Subject: 0.11 (miles)

Address:	<b>23445 VICTORY BLVD, WEST HILLS, CA 91307-3327</b>		
Owner Name:	<b>COHEN SHAHAR &amp; OREL FAM TRUST/COHEN SHAHAR &amp; OREL</b>		
Seller Name:	<b>HAMOD RIC TRUST</b>		
APN:	<b>2036-011-016</b>	Map Reference:	<b>5-F5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1352.02</b>
Subdivision:	<b>21888</b>	Zoning:	<b>LARS</b>
Rec Date:	<b>01/11/2024</b>	Prior Rec Date:	
Sale Date:	<b>12/19/2023</b>	Prior Sale Date:	
Sale Price:	<b>\$725,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>25744</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$507,500</b>	Lot Area:	<b>7,233</b>
Total Value:	<b>\$65,675</b>	# of Stories:	<b>1</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>

Living Area:	<b>1,160</b>
Total Rooms:	<b>5</b>
Bedrooms:	<b>3</b>
Bath(F/H):	<b>2 /</b>
Yr Built/Eff:	<b>1959 / 1959</b>
Air Cond:	
Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>
Pool:	
Roof Mat:	<b>COMPOSITION SHINGLE</b>
Parking:	<b>PARKING AVAIL</b>



Comp #:2 Distance From Subject:0.31 (miles)

Address: 23140 VICTORY BLVD, WOODLAND HILLS, CA 91367-1636

Owner Name: YOSEF OMRI

Seller Name: CRESWELL PROPERTIES LLC

APN:	2039-012-018	Map Reference:	5-F5 /	Living Area:	1,142
County:	LOS ANGELES, CA	Census Tract:	1352.01	Total Rooms:	5
Subdivision:	9587	Zoning:	LARA	Bedrooms:	3
Rec Date:	12/20/2023	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	12/01/2023	Prior Sale Date:		Yr Built/Eff:	1954 / 1961
Sale Price:	\$789,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	891400	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$552,300	Lot Area:	6,435	Pool:	
Total Value:	\$65,679	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3 Distance From Subject:0.41 (miles)

Address: 23426 ERWIN ST, WOODLAND HILLS, CA 91367-1414

Owner Name: ROHE PROPERTIES LLC

Seller Name: KROHN HEATHER S

APN:	2035-013-014	Map Reference:	5-F5 /	Living Area:	1,160
County:	LOS ANGELES, CA	Census Tract:	1352.02	Total Rooms:	5
Subdivision:	21889	Zoning:	LARS	Bedrooms:	3
Rec Date:	03/28/2024	Prior Rec Date:	12/08/1993	Bath(F/H):	2 /
Sale Date:	02/21/2024	Prior Sale Date:		Yr Built/Eff:	1959 / 1959
Sale Price:	\$650,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	199420	Acres:	0.21	Fireplace:	/
1st Mtg Amt:		Lot Area:	9,224	Pool:	
Total Value:	\$89,118	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:4 Distance From Subject:0.45 (miles)

Address: 23720 KITTRIDGE ST, WEST HILLS, CA 91307-3105

Owner Name: BOTTO BRIDGET

Seller Name: MC MAHON ADELE

APN:	2034-023-030	Map Reference:	5-E4 /	Living Area:	1,150
County:	LOS ANGELES, CA	Census Tract:	1352.04	Total Rooms:	5
Subdivision:	21892	Zoning:	LARS	Bedrooms:	3
Rec Date:	03/15/2024	Prior Rec Date:	11/10/1983	Bath(F/H):	2 /
Sale Date:	03/07/2024	Prior Sale Date:		Yr Built/Eff:	1961 / 1961
Sale Price:	\$825,000	Prior Sale Price:	\$106,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	172452	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$680,617	Lot Area:	7,114	Pool:	
Total Value:	\$211,045	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

Comp #:5 Distance From Subject:0.48 (miles)

Address: 23441 SCHOOLCRAFT ST, WEST HILLS, CA 91307-2420

Owner Name: MICHAELSON DANIELLE

Seller Name: DELIMAN MARK

APN:	2028-013-020	Map Reference:	5-E4 /	Living Area:	1,250
County:	LOS ANGELES, CA	Census Tract:	1352.02	Total Rooms:	6

Subdivision:	<b>21887</b>	Zoning:	<b>LARS</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>02/09/2024</b>	Prior Rec Date:	<b>10/26/2021</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>11/27/2023</b>	Prior Sale Date:	<b>10/13/2021</b>	Yr Built/Eff:	<b>1959 / 1959</b>
Sale Price:	<b>\$1,426,000</b>	Prior Sale Price:	<b>\$770,000</b>	Air Cond:	<b>EVAP COOLER</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>90201</b>	Acres:	<b>0.17</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$1,129,600</b>	Lot Area:	<b>7,461</b>	Pool:	<b>POOL</b>
Total Value:	<b>\$785,400</b>	# of Stories:	<b>1</b>	Roof Mat:	<b>GRAVEL &amp; ROCK</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	<b>PARKING AVAIL</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **PIERRE VEGA**

Date: April 2, 2025

JOB ADDRESS: **23353 WEST GILMORE STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2036-013-020**

CASE NO.: **939492**

ORDER NO.: **A-5623300**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 19, 2021**

COMPLIANCE EXPECTED DATE: **December 19, 2021**

DATE COMPLIANCE OBTAINED: **January 26, 2022**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5623300

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
ELVIN W MOON

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

WONG,EILEEN TR SIDNEY AND ELEEN WONG TRUST  
1801 S MINNEWAWA AVE  
FRESNO, CA 93727

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

CASE #: 939492

ORDER #: A-5623300

EFFECTIVE DATE: November 19, 2021

NOV 15 2021 COMPLIANCE DATE: December 19, 2021

OWNER OF

SITE ADDRESS: 23353 W GILMORE ST

ASSESSORS PARCEL NO.: 2036-013-020

ZONE: RS; Suburban Zone

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

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. The house and the garage have been converted to a nursery/cultivation buildings without the required permits, inspections and approvals.

You are therefore ordered to: Immediately remove/discontinue the unapproved use for the house and the garage and return the entire property to its original and approved condition.

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

2. The interior remodel of the house and garage was/is constructed without the required permits, inspections 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, 91.108.4, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 93.0201, 93.102.1, 95.0100 & 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

**3. An electrical reconnect permit is required.**

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

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 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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9825.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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

Date: November 12, 2021

FELIPE PENICHE  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9825  
Felipe.X.Peniche@lacity.org

\_\_\_\_\_  
REVIEWED BY

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