

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
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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

April 16, 2025

Council District: # 6

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

JOB ADDRESS: **8350 NORTH POOLE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2404-020-011**
Re: Invoice #834488-5

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: **8350 North Poole 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.

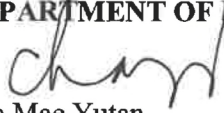
Pursuant to Section 98.0421, the property owner was issued an order on March 17, 2021, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<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
Grand Total	\$ 1,276.56

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

Property Title Report

Work Order No. T18297
Dated as of: 12/13/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2404-020-011

Property Address: 8350 N POOLE AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : VAHAN ABRAMIAN AND ARIN ABRAMIAN

Grantor : VAHAN ABRAMIAN AS TRUSTEE OF THE VAHAN ABRAMIAN REVOCABLE LIVING TRUST

Deed Date : 06/16/2023

Recorded : 08/04/2023

Instr No. : 23-0515311

MAILING ADDRESS: VAHAN ABRAMIAN AND ARIN ABRAMIAN
8350 POOLE AVE, SUN VALLEY, CA 91352-3556

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 32 Tract No: 8786 Brief Description: TRACT # 8786 LOT 32

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 08/05/2019

Document #: 19-0775990

Loan Amount: \$396,000

Lender Name: MERIDIAN ASSET SERVICES, LLC

Borrowers Name: VAHAN ABRAMIAN AND ARIN ABRAMIAN

MAILING ADDRESS: MERIDIAN ASSET SERVICES, LLC
3201 34TH STREET SOUTH, SUITE 310 ST. PETERSBURG, FL 33711

This page is part of your document - DO NOT DISCARD



20230515311



Pages:
0003

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

08/04/23 AT 08:00AM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	102.00



LEADSHEET



202308040150002

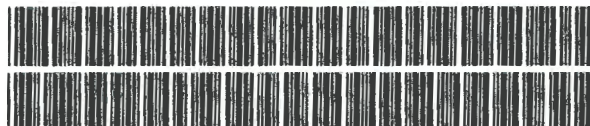
00023662153



014205488

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

AB35008

RECORDING REQUESTED BY:

LAWYERS TITLE

AND WHEN RECORDED MAIL TO:

Vahan Abramian
8350 Poole Avenue
Sun Valley, CA 91352

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 of validity

AP35008

THIS SPACE FOR RECORDER'S USE ONLY:

AP# 2404-020-011

GRANT 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 Los Angeles **AND**

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

Vahan Abramian, as Trustee of the Vahan Abramian Revocable Living Trust dated April 3, 2019

hereby GRANT(s) to:

Vahan Abramian, a Married Man as his sole and separate property and Arin Abramian, a Married Man as Joint Tenants

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

Lot 32 of Tract 8786, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 151, Page 38 and 39 of Maps, in the office of the County Recorder of said County.

Also Known as: 8350 Poole Avenue, Sun Valley, CA 91352

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

Vahan Abramian, as Trustee of the Vahan Abramian
Revocable Living Trust dated April 3, 2019

Dated June 16, 2023

V. Abramian
Vahan Abramian, as Trustee

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 *June 21, 2023* before me, *V. M. OVASAPYAN*
appeared *Vahan Abramian*

A Notary Public personally
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

[Signature]

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

RECORDING REQUESTED BY:

LAWYERS TITLE

AND WHEN RECORDED MAIL TO:

Vahan Abramian
8350 Poole Avenue
Sun Valley CA 91352

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

This page is added to provide adequate space for recording information.

This page is part of your document - DO NOT DISCARD



20190775990



Pages:
0003

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

08/05/19 AT 08:00AM

FEES:	27.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	102.00



LEADSHEET



201908053310040

00016959130



010017300

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

2964824

Prepared By and Return To:
Murat Deniz
Collateral Department
Meridian Asset Services, LLC
3201 34th Street South, Suite 310
St. Petersburg, FL 33711
(727) 497-4650

Space above for Recorder's use

Loan No: 2964824



8819943

ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **GOLDMAN SACHS MORTGAGE COMPANY**, whose address is **2001 ROSS AVENUE SUITE 2800, DALLAS, TEXAS 75201**, (ASSIGNOR), does hereby grant, assign and transfer to **BRIGHTHOUSE LIFE INSURANCE COMPANY**, whose address is **ONE METLIFE WAY, WHIPPANY, NJ 07981**, (ASSIGNEE), its successors, transferees and assigns forever, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Deed of Trust: 4/13/2007

Original Loan Amount: \$396,000.00

Executed by (Borrower(s)): **VAHAN ABRAMIAN**

Original Trustee: **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

Original Beneficiary: **WELLS FARGO BANK, N.A.**

Filed of Record: In Book N/A, Page N/A,

Document/Instrument No: **20070950901** in the Recording District of **LOS ANGELES, CA**, Recorded on 4/20/2007.

Property more commonly described as: **8350 POOLE AVENUE, SUN VALLEY AREA, CALIFORNIA 91352**

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: **APR 30 2019**

GOLDMAN SACHS MORTGAGE COMPANY


By: **BIFF ROGERS**

Title: **VICE PRESIDENT**



Witness Name: **Natalie Flowers**

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 TEXAS
County of DALLAS

On APR 30 2019, before me, Kiran Sonty, a Notary Public, personally appeared **BIFF ROGERS, VICE PRESIDENT** of/for **GOLDMAN SACHS MORTGAGE COMPANY**, personally known to me 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 TEXAS that the foregoing paragraph is true and correct. I further certify BIFF ROGERS, signed, sealed, attested and delivered this document as a voluntary act in my presence.

Witness my hand and official seal.



Kiran Sonty
(Notary Name): _____
My commission expires: OCT 17 2022



EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **8350 NORTH POOLE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2404-020-011**

Date: April 16, 2025

Last Full Title: **12/13/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) VAHAN ABRAMIAN AND ARIN ABRAMIAN
8350 POOLE AVENUE
SUN VALLEY, CA 91352-3556

CAPACITY: OWNERS
- 2) MERIDIAN ASSET SERVICES, LLC
3201 34TH STREET SOUTH, SUITE 310
ST. PETERSBURG, FL 33711

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

8350 POOLE AVE, SUN VALLEY, CA 91352-3556**RealQuest****Owner Information**

Owner Name: **ABRAMIAN VAHAN/ABRAMIAN ARIN**
 Mailing Address: **8350 POOLE AVE, SUN VALLEY CA 91352-3556 C014**
 Vesting Codes: **MM / / JT**

Location Information

Legal Description:	TRACT # 8786 LOT 32	APN:	2404-020-011
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1211.01 / 2	Subdivision:	8786
Township-Range-Sect:		Map Reference:	16-F1 /
Legal Book/Page:	151-38	Tract #:	8786
Legal Lot:	32	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	SUNV	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/04/2023 / 06/16/2023	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	515311		

Last Market Sale Information

Recording/Sale Date:	09/25/2003 / 07/01/2003	1st Mtg Amount/Type:	\$233,600 / CONV
Sale Price:	\$292,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	2831847
Document #:	2831845	2nd Mtg Amount/Type:	\$58,400 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$170.76
New Construction:		Multi/Split Sale:	
Title Company:	FIRST AMERICAN TITLE		
Lender:	UNION PLANTERS BK		
Seller Name:	ZEPEDA EVEL V		

Prior Sale Information

Prior Rec/Sale Date:	04/03/1997 /	Prior Lender:	AMERICAS WHOLESAL LENDER
Prior Sale Price:	\$100,000	Prior 1st Mtg Amt/Type:	\$97,000 / CONV
Prior Doc Number:	505415	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,710	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1946 / 1967	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: **FENCE;ADDITION**

Site Information

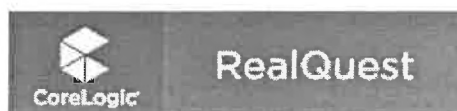
Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,732	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$461,669	Assessed Year:	2024	Property Tax:	\$5,673.46
Land Value:	\$281,563	Improved %:	39%	Tax Area:	13
Improvement Value:	\$180,106	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$454,669				

Comparable Sales Report

For Property Located At

**8350 POOLE AVE, SUN VALLEY, CA 91352-3556****3 Comparable(s) Selected.**

Report Date: 01/17/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$292,000	\$845,000	\$1,250,000	\$1,027,333
Bldg/Living Area	1,710	1,500	1,538	1,520
Price/Sqft	\$170.76	\$555.19	\$812.74	\$675.31
Year Built	1946	1947	1950	1949
Lot Area	6,732	6,281	8,838	7,151
Bedrooms	3	3	4	3
Bathrooms/Restrooms	3	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$461,669	\$78,170	\$341,672	\$182,233
Distance From Subject	0.00	0.38	0.39	0.39

* = user supplied for search only

Comp #: 1

Distance From Subject: 0.38 (miles)

Address: **8537 LEHIGH AVE, SUN VALLEY, CA 91352-3348**Owner Name: **LOCKWOOD JEREMY/LOCKWOOD NICOLE**Seller Name: **MARTINEZ FRANCISCO**APN: **2408-016-006**Map Reference: **16-E1 /**Living Area: **1,522**County: **LOS ANGELES, CA**Census Tract: **1211.01**Total Rooms: **4**Subdivision: **14331**Zoning: **LAR1**Bedrooms: **3**Rec Date: **11/26/2024**Prior Rec Date: **08/12/2009**Bath(F/H): **2 /**Sale Date: **11/08/2024**Prior Sale Date: **05/05/2009**Yr Built/Eff: **1947 / 1960**Sale Price: **\$845,000**Prior Sale Price: **\$270,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **831181**Acres: **0.14**Fireplace: **/**1st Mtg Amt: **\$760,500**Lot Area: **6,281**

Pool:

Total Value: **\$341,672**# of Stories: **1**Roof Mat: **COMPOSITION SHINGLE**Land Use: **SFR**Park Area/Cap#: **/**Parking: **PARKING AVAIL**

Comp #:	2	Distance From Subject:0.39 (miles)			
Address:	10325 ROSCOE BLVD, SUN VALLEY, CA 91352-3641				
Owner Name:	HAKOBYAN GAREGIN				
Seller Name:	STEWART FAMILY TRUST				
APN:	2404-016-008	Map Reference:	17-A1 /	Living Area:	1,500
County:	LOS ANGELES, CA	Census Tract:	1021.03	Total Rooms:	4
Subdivision:	16048	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/05/2024	Prior Rec Date:	05/05/1969	Bath(F/H):	2 /
Sale Date:	10/15/2024	Prior Sale Date:		Yr Built/Eff:	1950 / 1954
Sale Price:	\$987,000	Prior Sale Price:	\$21,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	758750	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$937,650	Lot Area:	6,335	Pool:	
Total Value:	\$126,858	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:3

Distance From Subject:0.39 (miles)

Address: 8460 OUTLAND VIEW DR, SUN VALLEY, CA 91352-3619

Owner Name: ABRAMYAN OGANES J

Seller Name: MAISON DE REVE DEV LLC

APN: 2404-016-022

Map Reference: 17-A1 /

Living Area: 1,538

County: LOS ANGELES, CA

Census Tract: 1021.03

Total Rooms: 6

Subdivision: 16048

Zoning: LAR1

Bedrooms: 4

Rec Date: 12/20/2024

Prior Rec Date: 07/10/2024

Bath(F/H): 2 /

Sale Date: 12/04/2024

Prior Sale Date: 07/05/2024

Yr Built/Eff: 1950 / 1955

Sale Price: \$1,250,000

Prior Sale Price: \$850,000

Air Cond: CENTRAL

Sale Type: FULL

Prior Sale Type: FULL

Style: CONVENTIONAL

Document #: 911122

Acres: 0.20

Fireplace: /

1st Mtg Amt: \$875,000

Lot Area: 8,838

Pool:

Total Value: \$78,170

of Stories: 1

Roof Mat: COMPOSITION SHINGLE

Land Use: SFR

Park Area/Cap#: /

Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **8350 NORTH POOLE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2404-020-011**

Date: April 16, 2025

CASE NO.: 902271
ORDER NO.: A-5460205

EFFECTIVE DATE OF ORDER TO COMPLY: **March 17, 2021**
COMPLIANCE EXPECTED DATE: **April 16, 2021**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5460205

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT
JACOB STEVENS
VICE-PRESIDENT
CORISSA HERNANDEZ
MOISES ROSALES
NANCY YAP

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

ORDER TO COMPLY AND NOTICE OF FEE

ABRAMIAN, VAHAN AND ABRAMIAN ARIN
8350 POOLE AVE
SUN VALLEY, CA 91352

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

APR 02 2024

To the address as shown on the
last equalized assessment roll
delivered by CH

CASE #: 902271

ORDER #: A-5460205

EFFECTIVE DATE: March 17, 2021

COMPLIANCE DATE: April 16, 2021

REMAILED

APR 02 2024

CH

OWNER OF

SITE ADDRESS: 8350 N POOLE AVE

ASSESSORS PARCEL NO.: 2404-020-011

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. The approximate 22' x 30' detached structure 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), OR 2) submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 93.0201, 93.0104, 93.103.1, 94.103.1.1, 95.112.1 & 12.21A.1.(a) of the L.A.M.C.

Location: At rear South side of lot.

Comments: Obtain permits and approvals for complete scope of work including but not limited to: Building, Plumbing, Electrical and HVAC.

2. A permit is required for the work performed.

You are therefore ordered to: 1) Obtain all required building permits and approvals OR 2) Demolish and remove

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

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 93.0201, 93.0104, 93.103.1, 94.103.1.1, 95.112.1 & 12.21A.1.(a) of the L.A.M.C.

Comments: Obtain permits for complete scope of work, including but not limited to: Building, plumbing, electrical and HVAC without the benefit of permits or approvals

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

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)374-9856.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Leo Milbauer FOR i Date: March 01, 2021

JOSEPH BRENEK
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9856

Joe.Brenek@lacity.org


REVIEWED BY

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