

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

October 10, 2025

Council District: # 7

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

JOB ADDRESS: **7035 WEST FLORA MORGAN TRAIL, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2564-019-010**
Re: Invoice #877479-2

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: **7035 West Flora Morgan Trail, 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 2, 2022 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>
Grand Total	\$ <u>1,276.56</u>

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

Property Title Report

Work Order No. T18164
Dated as of: 08/29/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2564-019-010

Property Address: 7035 W FLORAMORGAN TR City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: LINDA LIRONES

Grantor: LARRY W. LAUNDER AND MAISHA A. LAUNDER

Deed Date : 10/07/1990

Recorded : 11/14/1990

Instr No. : 90-1913485

MAILING ADDRESS: LINDA LIRONES
PO BOX 774, MONTROSE, CA 91021-0774

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 178 Tract No: 6408 Brief Description: TRACT NO 6408 LOT 178

MORTGAGES/LIENS

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

RECORDING REQUESTED BY
WORLD TITLE COMPANY
AND WHEN RECORDED MAIL THIS OFFICE AND BUSINESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS
TO:

90-1913485

NAME: Linda Lirones
STATE ADDRESS: 7035 Flora Morgan Terrace
CITY STATE ZIP: Tujunga, Ca 91042

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1 58th. 3 P.M. NOV 14 1990

FEE
\$5

Title Order No. 1013568-44
Escrow No. 30237-K

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED 44

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 73.70
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.
Larry W. Launder and Marsha A. Launder, husband and wife, as joint tenants

hereby GRANT(S) to
Linda Lirones a single woman

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

Lots 178 and 179 of Tract No. 6408, as per map recorded in book 130,
Pages 31 through 37 of Maps, in the Office of the County Recorder of
Los Angeles County

2564-19-10-11

RECORDER'S MEMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

AND COMMONLY KNOWN AS: 7035 Flora Morgan Terrace, Tujunga, Ca 91042

TAX PARCELS 2564-19-10 and 2564-19-11

Dated August 30, 1990

STATE OF CALIFORNIA }
COUNTY OF San Bernardino } ss.

On October 7, 1990 before me, the
undersigned, a Notary Public in and for said State, personally appeared

Larry W. Launder
Larry W. Launder
Marsha A. Launder
Marsha A. Launder

Larry W. Launder and Marsha A. Launder

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 acknowledge that they executed the same
WITNESS my hand and official seal



Signature *Linda Lirones*

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

REVERSE END OF RECORDED DOCUMENT

EXHIBIT B

ASSIGNED INSPECTOR: **GLEN RAND**

Date: **October 10, 2025**

JOB ADDRESS: **7035 WEST FLORA MORGAN TRAIL, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2564-019-010**

Last Full Title: **08/29/2024**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) LINDA LIRONES
P.O. BOX 774
MONTROSE, CA 91021-0774
CAPACITY: OWNER

Property Detail Report

For Property Located At :

7035 FLORA MORGAN TRL, TUJUNGA, CA 91042-3109

RealQuest

Owner Information

Owner Name: **LIRONES LINDA**
 Mailing Address: **PO BOX 774, MONTROSE CA 91021-0774 B007**
 Vesting Codes: **SW / /**

Location Information

Legal Description: **TRACT NO 6408 LOT 178**
 County: **LOS ANGELES, CA** APN: **2564-019-010**
 Census Tract / Block: **1014.00 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **6408**
 Legal Book/Page: **130-31** Map Reference: **11-A4 /**
 Legal Lot: **178** Tract #: **6408**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **659** School District Name: **LOS ANGELES**
 Neighbor Code: Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **11/14/1990 / 08/1990** 1st Mtg Amount/Type: **\$65,000 / PRIVATE PARTY**
 Sale Price: **\$67,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **1913485** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$80.24**
 New Construction: Multi/Split Sale: **MULTIPLE**
 Title Company: **WORLD TITLE CO.**
 Lender:
 Seller Name: **LAUNDER LARRY W**

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: **835** Garage Area: Heat Type: **HEATED**
 Tot Adj Area: Garage Capacity: Exterior wall: **STUCCO**
 Above Grade: Parking Spaces:
 Total Rooms: **5** Basement Area: Patio Type:
 Bedrooms: **2** Finish Bsmnt Area: Pool:
 Bath(F/H): **1 /** Basement Type: Air Cond:
 Year Built / Eff: **1935 / 1942** Roof Type: Style: **CONVENTIONAL**
 Fireplace: **/** Foundation: **PIER** Quality:
 # of Stories: **2** Roof Material: **ROLL COMPOSITION** Condition:
 Other Improvements:

Site Information

Zoning: **LAR1** Acres: **0.04** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **1,728** Lot Width/Depth: **35 x 50** State Use:
 Land Use: **SFR** Res/Comm Units: **1 /** Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value:	\$60,763	Assessed Year:	2023	Property Tax:	\$758.70
Land Value:	\$60,661	Improved %:		Tax Area:	13
Improvement Value:	\$102	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$53,763				

Comparable Sales Report

For Property Located At



7035 FLORA MORGAN TRL, TUJUNGA, CA 91042-3109

3 Comparable(s) Selected.

Report Date: 09/06/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$67,000	\$627,000	\$750,000	\$670,667
Bldg/Living Area	835	728	937	811
Price/Sqft	\$80.24	\$669.16	\$977.84	\$839.75
Year Built	1935	1928	1948	1941
Lot Area	1,728	4,397	5,850	5,210
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	2.00	1.00	1.00	1.00
Total Value	\$60,763	\$31,736	\$571,200	\$268,077
Distance From Subject	0.00	0.32	0.44	0.37

*= user supplied for search only

Comp #:1 Distance From Subject:0.32 (miles)

Address: **9810 HILLHAVEN AVE, TUJUNGA, CA 91042-3014**

Owner Name: **AVANESIAN EDMOND**

Seller Name: **DISCLAIMER PERRY TRUST**

APN: 2563-041-013	Map Reference: 10-F4 /	Living Area: 728
County: LOS ANGELES, CA	Census Tract: 1014.00	Total Rooms: 4
Subdivision: 6701	Zoning: LARE11	Bedrooms: 2
Rec Date: 06/27/2024	Prior Rec Date: 04/09/1974	Bath(F/H): 1 /
Sale Date: 06/20/2024	Prior Sale Date:	Yr Built/Eff: 1947 / 1947
Sale Price: \$635,000	Prior Sale Price: \$10,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 419677	Acres: 0.10	Fireplace: /
1st Mtg Amt: \$508,000	Lot Area: 4,397	Pool:
Total Value: \$31,736	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:2 Distance From Subject:0.34 (miles)

Address: **10090 TUJUNGA CANYON BLVD, TUJUNGA, CA 91042-2062**

Owner Name: **JUNG TAE J/CHOI HOCHUL**

Seller Name: **KIM HYUNSOOK LIVING TRUST**

APN: 2568-005-003	Map Reference: 11-A4 /	Living Area: 937
County: LOS ANGELES, CA	Census Tract: 1012.20	Total Rooms: 5

Subdivision:	LOS TERRENITOS TR	Zoning:	LARD3	Bedrooms:	2
Rec Date:	03/21/2024	Prior Rec Date:	12/08/2000	Bath(F/H):	1 /
Sale Date:	02/29/2024	Prior Sale Date:	11/29/2000	Yr Built/Eff:	1948 / 1948
Sale Price:	\$627,000	Prior Sale Price:	\$139,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	185548	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$470,250	Lot Area:	5,850	Pool:	
Total Value:	\$201,295	# of Stories:	1	Roof Mat:	WOOD SHAKE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:3					Distance From Subject:0.44 (miles)
Address:	9633 ALENE DR, TUJUNGA, CA 91042-3066				
Owner Name:	ROMERO MELVIN J/ROMERO KELLY D				
Seller Name:	SELF ARIA				
APN:	2563-034-004	Map Reference:	10-F4 /	Living Area:	767
County:	LOS ANGELES, CA	Census Tract:	1014.00	Total Rooms:	4
Subdivision:	HILLHAVEN	Zoning:	LARE11	Bedrooms:	2
Rec Date:	08/15/2024	Prior Rec Date:	09/23/2021	Bath(F/H):	1 /
Sale Date:	08/09/2024	Prior Sale Date:	08/13/2021	Yr Built/Eff:	1928 / 1940
Sale Price:	\$750,000	Prior Sale Price:	\$560,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	546928	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$736,415	Lot Area:	5,382	Pool:	
Total Value:	\$571,200	# of Stories:	1	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **GLEN RAND**

Date: **October 10, 2025**

JOB ADDRESS: **7035 WEST FLORA MORGAN TRAIL, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2564-019-010**

CASE NO.: **972819**

ORDER NO.: **A-5840550**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 2, 2022**

COMPLIANCE EXPECTED DATE: **November 12, 2022**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5840550

20250319031303

BOARD OF BUILDING AND SAFETY COMMISSIONERS

JAVIER NUNEZ PRESIDENT
ELVIN W. MOON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
LAUREL GILLETTE
GEORGE HOVAGUIMIAN

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

NOTICE OF ORDER TO ABATE VACANT STRUCTURE, NOTICE OF FEE, AND FILE STATEMENT OF INTENT

LINDA LIRONES
PO BOX 774
MONTROSE, CA 91021

CASE #: 972819
ORDER #: A-5840550
EFFECTIVE DATE: November 02, 2022
COMPLIANCE DATE: November 12, 2022
COUNCIL DISTRICT: 7

OWNER OF
SITE ADDRESS: 7035 W FLORAMORGAN TR
ASSESSORS PARCEL NO.: 2564-019-010
BUILDING DESCRIPTION: SINGLE FAMILY DWELLING

An inspection has revealed that the property (Site Address) listed above and/or structures thereon were found to be vacant. A "Vacant Structure" is defined as any structure that: 1) is unoccupied or occupied by unauthorized persons; and 2) is unsecured or barricaded. This condition violates provisions of Sections 91.8904 and 98.0700 et seq of the Los Angeles Municipal Code (L.A.M.C.).

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.

Vacant, unsecured or barricaded structures or vacant lots cause deterioration and instability in the neighborhoods where they are located. These types of structures/vacant lots are considered nuisances that often attract criminal activity, which threatens the safety and welfare of the residents and surrounding properties. A "Notice of Nuisance - Abatement Proceedings" will be recorded with the County Recorder.

ACTIONS REQUIRED OF YOU

- I. Within ten (10) consecutive calendar days of the effective date of this Notice, you are required to perform the following:
Remove all waste, rubbish, debris, flammable, combustible or hazardous materials from the interior of the structure(s), and all waste, rubbish, debris, excessive vegetation, inoperable vehicles, trailers, appliances and other similar materials from the property.
Barricade all doorways, windows, damaged walls, roof, foundations or exterior openings in accordance with the enclosed Board-Up Specifications.

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

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2025 RELEASE UNDER E.O. 14176

Fence the entire lot in accordance with the enclosed Fencing Specifications. L.A.M.C. Section(s) 98.0706.(d)

Remove all graffiti by washing, sandblasting or chemical treatment, or completely and uniformly cover it with paint of similar color of the exterior of the building or other approved materials. Maintain free from graffiti. L.A.M.C. Section(s) 91.8904.1 and 91.8104.15

Post the property, in a conspicuous manner, with signs visible from each walkway and driveway entering the property stating: "THIS PROPERTY CLOSED TO THE PUBLIC No Entry Without Permission" L.A.M.C. SEC. 41.24. The lettering shall be at least 2 inches high. LAMC Sections 98.0706.(e) and 41.24

If you fail to comply with the above requirements within ten (10) calendar days of the effective date of this Notice and an appeal has not been filed, the City may abate the nuisance conditions without further notice, by executing, as needed, work orders to have the structure/parcel of land cleaned, fenced, barricaded or graffiti removed by the Department of Building and Safety's Contractors. The cost for such work, plus administrative fees, will be recovered pursuant to the procedures set forth in LAMC Section 91.8904. **YOU MAY ALSO BE SUBJECT TO CRIMINAL PROSECUTION.**

The assessment for this work will be approximately \$15,000.00 plus \$6,000.00 (40%) administrative costs.

The Department may determine that the unsecured structure(s) or vacant lot is an imminent hazard and without notice to the owner or responsible party may take action to abate the hazard by City forces pursuant to LAMC Section 91.8905.1.

II. Within thirty (30) consecutive calendar days of the effective date of this Notice, you are required to perform the following: Secure the required permits to address the violations listed below that were observed at the time of inspection and to bring the property back into productive use or secure the required permits to demolish the building(s) and cap the sewer lines.

NOTE: A permit is required before repair or demolition is started and work must physically commence within 45 days from the effective date of this notice. The structure identified in this order may not be re-occupied, until all required permits, inspections and approvals have been obtained. Your Inspector must confirm all violations have been correctly resolved before the structure is occupied.

Permanently affix, in a conspicuous place on the structure/parcel of land, a notice stating the name, address and telephone number of both the owner and the owner's agent in charge or control of the Vacant Structure. Such notice shall be readable from each walkway or driveway entering the property and the lettering shall be at least two (2) inches high. L.A.M.C. Section(s) 98.0714

Sign and return the enclosed Trespass Arrest Authorization Form to: Department of Building and Safety, Citywide Nuisance Abatement Program, 221 N. Figueroa Street, Suite 1100, Los Angeles, CA, 90012 L.A.M.C. Section(s) 98.0706(f)

File Statement of Intent:

A. You are required by law to properly fill out and file the enclosed Statement of Intent within thirty (30) consecutive calendar days from the effective date of this notice;

B. You are required to identify and implement a detailed plan to bring the property back into productive use in a timely manner, including, but not limited to, the following:

1. Expected period of vacancy; and
2. A plan for regular maintenance during the period of vacancy; and
3. A plan and time line for the lawful occupancy, rehabilitation or demolition of the barricaded structure; and
4. Any additional information required by the Superintendent.

C. Send the completed Statement to: Department of Building and Safety, Citywide Nuisance Abatement Program, 221 N. Figueroa Street, Suite 1100, Los Angeles, CA, 90012. LAMC Sections 98.0713

If you fail to obtain the required permits to repair or demolish the building within thirty (30) consecutive calendar days, the Department may institute proceedings to cause the building to be demolished. The cost of demolition and removal plus administration fees will be assessed and recorded as a lien against the property pursuant to LAMC Section 91.8904.

The assessment for this work will be approximately \$15,000.00 plus \$6,000.00 (40%) administrative costs.

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. CASE NO.: 972819



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

PROD_CNAP_ORDER_CVIF_20110823

If you fail to file an approved Statement of Intent within thirty (30) consecutive calendar days of the effective date of this Notice and/or do not make a diligent and good faith effort to implement the actions identified in the Statement in a timely manner, you may be subject to both civil and criminal penalties pursuant to LAMC Section 98.0704 and 98.0713.

THE FOLLOWING IS A LIST OF VIOLATIONS OBSERVED AT TIME OF INSPECTION

1. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the property in a safe and sanitary condition and good repair.
Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

In addition, if the nuisance, once abated, again becomes in violation, unsecured or the premises again contains debris, rubbish, waste or excessive vegetation, the City may again abate the nuisance and proceed to recover costs. If the property becomes in violation on two subsequent occasions, the City may start proceedings to demolish and remove the continuous nuisance pursuant to LAMC Section 91.8904.

VACANT STRUCTURE PENALTY WARNING:

Pursuant to LAMC Section 98.0716 et seq, any Responsible Person in charge of a structure which meets the definition of a Vacant Structure for thirty (30) consecutive calendar days may be liable for an administrative penalty in the amount of \$ 1,000 per structure per day, not to exceed \$ 100,000 per property per calendar year unless:

- (1) A statement of Intent has been filed and approved by LADBS; and
 - (2) The building has been posted as required by by Section 98.0714 of the LAMC; and
 - (3) One of the following applies:
 - a. That the structure is the subject of an active building permit for repair or rehabilitation and that the owner is proceeding diligently in good faith to complete the repair or rehabilitation; or
 - b. That the structure is properly barricaded and secured and is actively being offered for sale, lease or rent; or
 - c. That you can demonstrate that a diligent good faith effort is being made to implement the actions identified in the approved Statement of Intent within the time line contained in the Statement.
- LAMC Sections 98.0716(a)(3)(A), 98.0716(a)(3)(B) and 98.0716(a)(3)(C)

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.

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.

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. CASE NO.: 972819



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

PROD_CNAP_ORDER_CVIF_20110823

2022 OCT 26 10 51 AM

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.

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 (213)252-3947.


Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday. Your cooperation in eliminating the nuisance conditions will contribute to a better neighborhood and a healthier and safer Los Angeles.

Inspector: 

Date: October 26, 2022

DUANE JOHNSON
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3947

Duane.Johnson@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.

CASE NO.: 972819

CODE ENFORCEMENT BUREAU

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