

WRITTEN PROTEST OF PROPOSED LIEN

Date: June 18, 2026

TO: Office of the City Clerk 200 North Spring Street, Room 395 Los Angeles, CA 90012 **Attention:** Clerk of the Council

RE: FORMAL WRITTEN PROTEST AGAINST PROPOSED LIEN

- **Hearing Date:** Tuesday, June 30, 2026, at 10:00 a.m.
- **Assessor's Parcel Number (APN):** 7459-027-014
- **Council District:** # 15
- **Property Address:** 1242 West 14th Street, Los Angeles, CA
- **Total Amount Contested:** \$1,276.56
- **Authority Cited:** LAMC Sections 98.0411, 98.0402, 91.103; LAAC Section 7.35.3

To the Honorable City Council of the City of Los Angeles:

I am the legal owner of record for the real property located at 1242 West 14th Street, Los Angeles, CA.

Pursuant to Division 7, Chapter 1, Article 4.6, Section 7.35.3 of the Los Angeles Administrative Code, I am filing this formal, timely Written Protest to object to the confirmation and recordation of the proposed lien recommended by the Department of Building and Safety in the amount of \$1,276.56.

I reserve the right to present further testimony, evidence, and documentation regarding the physical state of the property and compliance efforts at the scheduled City Council hearing on June 30, 2026.

Please accept this document as my official written objection to ensure my rights are preserved on the Secured Tax Roll for the County of Los Angeles.

Respectfully submitted,



Printed Name: Daniel Zufferey

Mailing Address: 1242 West 14th Street, Los Angeles, CA

Phone Number: 310.707.6055

Email Address: zwayplanes@aol.com

**NOTICE OF HEARING
POSTING COPY**

DATE: May 15, 2026

APN #: 7459-027-014

Regarding the property known as:

1242 WEST 14TH STREET, LOS ANGELES, CA

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If you are planning to file a written protest, please provide 1 copy not later than ten (10) days in advance of the hearing date to the Office of the City Clerk, 200 North Spring Street, Room 395, Los Angeles, CA 90012, Attention: Clerk of the Council.

For additional information, contact Financial Services at telephone number (213) 482-6890.

This Notice of Hearing is being served pursuant to Division 7, Chapter 1, Article 4.6, Section 7.35.3 (f) of the Los Angeles Administrative Code.

DEPARTMENT OF BUILDING AND SAFETY

Agnes Sondervan-Rosenfeld

Agnes A. Sondervan-Rosenfeld
Management Analyst

****The City Council will take public comment from members of the public in the Council Chamber and also by teleconference. Members of the public who wish to offer public comment to the Council via teleconference should call 1-669-254-5252 and use Meeting ID No. 160 535 8466 and then press #. Press # again when prompted for participant ID. Once admitted into the meeting, press *9 to request to speak. Written public comment may be submitted at LACouncilComment.com**

As a covered entity under Title II of the American 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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261 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
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JOHN WEIGHT
EXECUTIVE OFFICER

NOTICE OF HEARING
POSTING COPY

DATE: May 15, 2026

APN: 7459-027-014

Council District: # 15

Regarding the property known as:

1242 WEST 14TH STREET, LOS ANGELES, CA

Under the Authority of the provisions of
Chapter IX, Articles 1 and 8, of the Los Angeles Municipal Code
and

Division 7, Chapter 1, Article 4.6 of the Los Angeles Administrative Code

Pursuant to the provisions of Section 98.0411, Section 98.0402 and Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety filed a Notice of Pending Lien with the Los Angeles County Recorder's Office to recover a portion of the inspection and administrative costs incurred by the Department while identifying, investigating and securing compliance of code violations and/or performing annual inspections at the property located at: **1242 West 14th Street, Los Angeles, California**, (the "Property"). A copy of the title report containing a full legal description of the property is attached as Exhibit "A". A list of code violations is also attached as Exhibit "D".

The Department has advised the Los Angeles City Council (the "City Council") of the code enforcement costs incurred in identifying and investigating the code violations and/or performing the annual inspections referenced above. These costs include any relevant late charges or collection fees and interest at 1% per month after 60 days of nonpayment. The total amount due is \$1,276.56. It is the Department's recommendation that a lien in this amount be recorded against the property pursuant to Section 7.35.3 of the Los Angeles Administrative Code.

The property owner and all interested parties referenced in the attached list (Exhibit "B") are hereby given notice that the City Council will consider the Department's report on the code enforcement costs referenced above and decide whether to approve the proposed lien. **The hearing will be held on Tuesday, June 30, 2026, at 10:00 a.m. in the Los Angeles City Council Chamber Hall located at 200 North Spring Street, Room 340, Los Angeles, California.** The property owner and all interested parties shall have 45 days from the date of this notice to pay the above referenced fee before the lien is recorded.

The owner and all interested parties may appear at the City Council Hearing to object to the confirmation of the proposed lien in the amount specified. Failure to appear at the City Council Hearing may result in the recordation of the proposed lien against the property and the placement of this Direct Assessment on the Secured Tax Roll for the County of Los Angeles without further notice.