

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

March 5, 2026

Council District: # 2

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

JOB ADDRESS: 6644 NORTH ENSIGN AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2319-019-019
Re: Invoice #901611-2, 906503-9

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: 6644 North Ensign 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order on October 10, 2023 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department 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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	471.95
Title Report fee	30.00
Grand Total	\$ 4,058.51

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 \$4,058.51 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 \$4,058.51 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

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18695
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2319-019-019

Property Address: 6644 N ENSIGN AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TTRANSFER DEED

Grantee: EDIK PIVERDIAN AS TRUSTEE OF THE EDIK PIVERDIAN 2018 TRUST

Grantor: EDIK PIVERDIAN

Deed Date : 06/07/2018

Recorded : 07/12/2018

Instr No. : 18-0698033

***MAILING ADDRESS: EDIK PIVERDIAN AS TRUSTEE OF THE EDIK PIVERDIAN 2018 TRUST
6644 ENSIGN AVE, NORTH HOLLYWOOD, CA 91606-2023***

SCHEDULE B

LEGAL DESCRIPTION

***Lot Number: 5 Tract No: 13168 Brief Description: TRACT # 13168 LOT COM AT NW COR OF LOT
5TH S ON E LINE OF ENSIGN AVE 10 FT TH S 83 09'45 E 107.07 FT TH S 6 50'15 W 47.84 FT***

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20180698033



Pages:
0004

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

07/12/18 AT 02:05PM

FEES :	28.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	103.00



LEADSHEET



201807120920018

00015476610



009210227

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Law Offices of Gerard V. Kassabian, a Professional Corporation
9440 S. Santa Monica Blvd., Suite 708
Beverly Hills, California 90210

Attn: Gerard V. Kassabian, Esq.

A.P.N. 2319-019-019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

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

The undersigned Grantor, EDIK PIRVERDIAN, declares under penalty of perjury under the laws of the State of California that the following is true and correct:

Documentary transfer tax is \$ NONE. This conveyance transfers an interest into or out of a Living Trust, R & T 11930.

GRANTOR: EDIK PIRVERDIAN, an unmarried man, hereby GRANTS to

GRANTEE: EDIK PIVERDIAN as Trustee of the EDIK PIVERDIAN 2018 TRUST dated June 7, 2018

all that real property situated in the City of Los Angeles in the County of Los Angeles, State of California, described on Exhibit A attached hereto and incorporated herein by this reference, commonly known as 6644 Ensign Avenue, North Hollywood Area, CA 91606.

Dated: June 7, 2018



EDIK PIRVERDIAN

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.

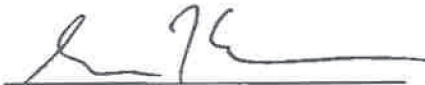
STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) .

On June 7, 2018, before me, Gerard V. Kassabian, Notary Public, personally appeared EDIK PIRVERDIAN, 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  (Seal)

MAIL TAX STATEMENTS TO:
EDIK PIVERDIAN, 6644 Ensign Ave, North Hollywood, California 91606

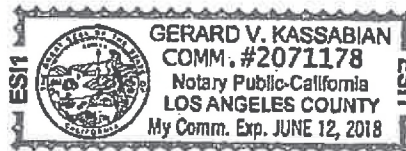


EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO.1:

LOT 5 OF TRACT NO. 13168, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 258, PAGE(S) 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT, NORTH 88° 42' 30" EAST 103.28 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 06° 50' 15" EAST 47.84 FEET; THENCE NORTH 83° 09' 45" WEST 107.07 FEET TO A POINT IN THE CURVED WESTERLY LINE OF SAID LOT, BEING A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 221.19 FEET, (A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS NORTH 80° 20' 24" WEST); THENCE SOUTHERLY ALONG SAID CURVED WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 10° 53' 43", AN ARC DISTANCE OF 42.06 FEET TO THE SOUTHERLY TERMINUS OF SAID CURVE; THENCE CONTINUING ALONG SAID WESTERLY LINE, TANGENT TO SAID CURVE, SOUTH 0° 14' 07" EAST 20.69 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOT 5 OF TRACT NO. 13168, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 258, PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOTS; THENCE NORTH 88° 42' 30" EAST 103.28 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 5; THENCE NORTH 6° 50' 15" EAST 47.84 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 6° 50' 15" WEST 3.00 FEET; THENCE NORTH 85° 08' 20" WEST 58.00 FEET; THENCE NORTH 6° 50' 15" EAST 5.00 FEET; THENCE SOUTH 83° 09' 45" EAST 57.97 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

APN: 2319-019-019

Property Detail Report

For Property Located At :

6644 ENSIGN AVE, NORTH HOLLYWOOD, CA 91606-2023



RealQuest

Owner Information

Owner Name: PIVERDIAN EDIK
 Mailing Address: 6644 ENSIGN AVE, NORTH HOLLYWOOD CA 91606-2023 C007
 Vesting Codes: // TR

Location Information

Legal Description: TRACT # 13168 LOT COM AT NW COR OF LOT 5 TH S ON E LINE OF ENSIGN AVE 10 FT TH S 83 09'45" E 107.07 FT TH S 6 50'15" W 47.84 FT TO S LINE OF SD LOT TH E AND FOLLOWING BDRY LINE OF SD LOT TO BEG PART OF LOT 5

County:	LOS ANGELES, CA	APN:	2319-019-019
Census Tract / Block:	1232.06 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	13168
Legal Book/Page:	258-49	Map Reference:	/
Legal Lot:	5	Tract #:	13168
Legal Block:		School District:	LOS ANGELES
Market Area:	NHO	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOS ANGELES

Owner Transfer Information

Recording/Sale Date:	07/12/2018 / 06/07/2018	Deed Type:	TRUSTEE'S DEED(TRANSFER)
Sale Price:		1st Mtg Document #:	
Document #:	698033		

Last Market Sale Information

Recording/Sale Date:	05/01/2018 / 04/01/2018	1st Mtg Amount/Type:	\$560,700 / CONV
Sale Price:	\$630,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	421345
Document #:	421344	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$437.50
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	GREEN APPLE FIN'L		
Seller Name:	CASTRONOVO VINCENT & DANIELA		

Prior Sale Information

Prior Rec/Sale Date:	11/13/2014 / 11/06/2014	Prior Lender:	CLEARVISION FNDG
Prior Sale Price:	\$417,000	Prior 1st Mtg Amt/Type:	\$333,600 / CONV
Prior Doc Number:	1205207	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,440	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1963 / 1974	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

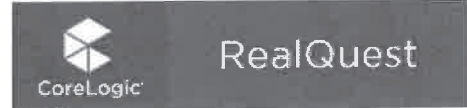
Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,422	Lot Width/Depth:	62 x 105	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$716,825	Assessed Year:	2025	Property Tax:	\$8,739.54
Land Value:	\$573,462	Improved %:	20%	Tax Area:	13
Improvement Value:	\$143,363	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$716,825				

Comparable Sales Report

For Property Located At

**6644 ENSIGN AVE, NORTH HOLLYWOOD, CA 91606-2023**

5 Comparable(s) Selected.

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$630,000	\$875,000	\$1,235,000	\$991,400
Bldg/Living Area	1,440	1,283	1,461	1,350
Price/Sqft	\$437.50	\$664.52	\$935.61	\$736.10
Year Built	1963	1948	2020	1964
Lot Area	6,422	1,170	7,530	5,718
Bedrooms	4	3	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$716,825	\$250,653	\$903,829	\$642,193
Distance From Subject	0.00	0.16	0.48	0.36

* = user supplied for search only

Comp #:1

Distance From Subject:0.16 (miles)

Address:	6560 BONNER AVE, NORTH HOLLYWOOD, CA 91606-2704		
Owner Name:	AKTER SUMANA		
Seller Name:	VO QUYEN B		
APN:	2336-003-001	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1242.01
Subdivision:	19684	Zoning:	LAR1
Rec Date:	10/20/2025	Prior Rec Date:	06/28/2012
Sale Date:	09/24/2025	Prior Sale Date:	04/24/2012
Sale Price:	\$929,000	Prior Sale Price:	\$355,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	721783	Acres:	0.17
1st Mtg Amt:	\$912,173	Lot Area:	7,530
Total Value:	\$668,692	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/

Living Area:	1,398
Total Rooms:	
Bedrooms:	3
Bath(F/H):	2 /
Yr Built/Eff:	1955 / 1955
Air Cond:	
Style:	
Fireplace:	/
Pool:	
Roof Mat:	
Parking:	

Comp #:2 Distance From Subject:0.35 (miles)
 Address: **6425 SATSUMA AVE, NORTH HOLLYWOOD, CA 91606-2739**
 Owner Name: **MOVSISIAN LIANA**
 Seller Name: **TEASLEY FRANCES H**
 APN: **2414-030-010** Map Reference: **/** Living Area: **1,288**
 County: **LOS ANGELES, CA** Census Tract: **1231.03** Total Rooms:
 Subdivision: **13983** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **10/23/2025** Prior Rec Date: **04/21/1999** Bath(F/H): **2 /**
 Sale Date: **09/17/2025** Prior Sale Date: **03/09/1999** Yr Built/Eff: **1953 / 1953**
 Sale Price: **\$875,000** Prior Sale Price: **\$160,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **734686** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$787,000** Lot Area: **6,539** Pool:
 Total Value: **\$250,653** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:3 Distance From Subject:0.39 (miles)
 Address: **6342 VICLAND PL, NORTH HOLLYWOOD, CA 91606-3716**
 Owner Name: **PECAOCO GERTRUDES/CANWI MARIA C**
 Seller Name: **BELCREST HOMES LLC**
 APN: **2336-020-008** Map Reference: **/** Living Area: **1,320**
 County: **LOS ANGELES, CA** Census Tract: **1242.01** Total Rooms:
 Subdivision: **13198** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **11/24/2025** Prior Rec Date: **12/09/2024** Bath(F/H): **1 /**
 Sale Date: **11/14/2025** Prior Sale Date: **11/05/2024** Yr Built/Eff: **1948 / 1948**
 Sale Price: **\$1,235,000** Prior Sale Price: **\$745,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **839365** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$988,000** Lot Area: **6,602** Pool:
 Total Value: **\$745,000** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:4 Distance From Subject:0.44 (miles)
 Address: **6450 DENNY AVE, NORTH HOLLYWOOD, CA 91606-2732**
 Owner Name: **NIGIYAN ASYA**
 Seller Name: **BAKER DANIELLE C**
 APN: **2414-033-039** Map Reference: **/** Living Area: **1,461**
 County: **LOS ANGELES, CA** Census Tract: **1231.03** Total Rooms:
 Subdivision: **12711** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/15/2025** Prior Rec Date: **04/05/2016** Bath(F/H): **2 /**
 Sale Date: **07/02/2025** Prior Sale Date: **03/02/2016** Yr Built/Eff: **1948 / 1951**
 Sale Price: **\$989,000** Prior Sale Price: **\$543,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **474098** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$939,550** Lot Area: **6,751** Pool:
 Total Value: **\$642,792** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:5 Distance From Subject:0.48 (miles)
 Address: **11300 VICTORY BLVD, NORTH HOLLYWOOD, CA 91606-3614**
 Owner Name: **MARTIN MURIEL M/MARTIN MA M M**
 Seller Name: **PROCTOR BLAKE**
 APN: **2336-016-023** Map Reference: **/** Living Area: **1,283**
 County: **LOS ANGELES, CA** Census Tract: **1242.01** Total Rooms:
 Subdivision: Zoning: **LAR3** Bedrooms: **3**
 Rec Date: **06/20/2025** Prior Rec Date: **04/01/2021** Bath(F/H): **3 /**
 Sale Date: **06/05/2025** Prior Sale Date: **02/25/2021** Yr Built/Eff: **2020 / 2020**
 Sale Price: **\$929,000** Prior Sale Price: **\$835,000** Air Cond: **CENTRAL**

Sale Type: **FULL**
Document #: **412565**
1st Mtg Amt: **\$882,550**
Total Value: **\$903,829**
Land Use: **SFR**

Prior Sale Type: **FULL**
Acres: **0.03**
Lot Area: **1,170**
of Stories:
Park Area/Cap#: **/**

Style:
Fireplace: **/**
Pool:
Roof Mat:
Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **6644 NORTH ENSIGN AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2319-019-019**

Date: **March 5, 2026**

CASE NO.: **993898**
ORDER NO.: **A-6075328**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 10, 2023**
COMPLIANCE EXPECTED DATE: **November 9, 2023**
DATE COMPLIANCE OBTAINED: **No compliance to date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6075328

1011117202359885427

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

JAVIER NUNEZ
PRESIDENT
JOSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT
JACOB STEVENS
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

SUBSTANDARD ORDER AND NOTICE OF FEE

PIVERDIAN, EDIK TR EDIK PIVERDIAN TRUST
6644 ENSIGN AVE
NORTH HOLLYWOOD, CA 91606

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

CASE #: 993898
ORDER #: A-6075328
EFFECTIVE DATE: October 10, 2023
COMPLIANCE DATE: November 09, 2023

OWNER OF
SITE ADDRESS: 6644 N ENSIGN AVE
ASSESSORS PARCEL NO.: 2319-019-019
ZONE: R1; One-Family Zone

SEP 27 2023

To the address as shown on the
last equalized assessment roll
Initiated by *CA*

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The detached garage is Substandard due to illegal occupancy by converting to habitable space.**

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

- 2. The interior remodel of the detached garage into a dwelling was constructed without the required permits**

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

and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s), 2) AND restore the existing approved/permitted structure to its original condition if it was altered in any way, OR 3) submit plans, obtain the required permits and expose the work for proper inspections.

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

3. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a),and 12.21A.4.(m) of the L.A.M.C.

4. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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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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.

NOTE:

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.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)374-9854.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: September 27, 2023

THOMAS WOODS
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9854
thomas.woods@lacity.org


REVIEWED BY

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