

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

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

March 5, 2026

Council District: # 12

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

JOB ADDRESS: 9850 NORTH JUTLAND AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2755-011-004
Re: Invoice #887878-4, 892056-0

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: **9850 North Jutland 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 April 20, 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)	567.81
Title Report fee	30.00
Grand Total	\$ 4,154.37

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 **\$4,154.37** 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 **\$4,154.37** 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. T18693
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2755-011-004

Property Address: 9850 N JUTLAND AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: MARVIN A. VINDEL TRUSTEE OF THE MARVIN VINDEL FAMILY TRUST

Grantor: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE

Deed Date : 04/22/2009

Recorded : 05/05/2009

Instr No. : 09-0657275

***MAILING ADDRESS: MARVIN A. VINDEL TRUSTEE OF THE MARVIN VINDEL FAMILY TRUST
9850 JUTLAND AVE, NORTHRIDGE, CA 91325-1811***

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 4 Tract No: 23253 Brief Description: TRACT # 23253 LOT 4

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20090657275



Pages:
0005

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

05/05/09 AT 08:00AM

FEEES :	22.00
TAXES :	583.00
OTHER :	0.00
PAID :	605.00



LEADSHEET



200905050190006

00000469978



002090767

SEQ:
03

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

r03

RECORDING REQUESTED BY:

Fidelity National Title
Escrow No. 23233631-GC
Title Order No. 04130964

05/05/2009



20090657275

When Recorded Mail Document
and Tax Statement To:
Marvin Vindel Family Trust
7333 W. 85th Street
Los Angeles, CA 90045

APN 2755-011-004

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$583.00

- 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 Northridge

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Wells Fargo Bank, National Association, As Trustee

herby GRANT(S) to ~~Marvin Vindel Family Trust~~ Marvin A. Vindel, Trustee of the Marvin Vindel Family Trust Dated July 1, 2008

the following described real property in the City of Northridge
County of Los Angeles, State of California:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DATED: April 22, 2009

State of Texas)
County of Tarrant)
On April 24, 2009 before me,
Schakira F Hernandez, Notary Public
(here insert name and title of the officer), personally
appeared Susan Harber

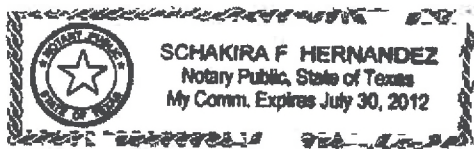
Wells Fargo Bank, National Association, as Trustee
By: Susan Harber
Susan Harber
Assistant Vice President

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 Schakira F Hernandez (Seal)

EMC MORTGAGE CORPORATION
As Attorney in Fact



MAIL TAX STATEMENTS AS DIRECTED ABOVE
GRANT DEED

2

3

LEGAL DESCRIPTION

EXHIBIT "ONE"

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:

Lot 4 of Tract No. 23253, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 661, Pages 76 to 78 inclusive of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2755-011-004

4

RECORDING REQUESTED BY:

Fidelity National Title
Escrow No. 23233631-GC
Title Order No 04130964

**When Recorded Mail Document
and Tax Statement To:**
Marvin Vindel Family Trust

APN: 2755-011-004

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$583.00

- 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 Northridge

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Wells Fargo Bank, National Association, As Trustee

hereby GRANT(S) to Marvin Vindel Family Trust

the following described real property in the City of Northridge
County of Los Angeles, State of California:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

DATED: April 22, 2009

State of _____)
County of _____)

Wells Fargo Bank, National Association, as Trustee

By:

On _____ before me,
_____, Notary Public
(here insert name and title of the officer), personally
appeared

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 AS DIRECTED ABOVE

GRANT DEED

CERTIFICATION PURSUANT TO GOVERNMENT CODE SECTION 27361.7

SAN DIEGO

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THIS DOCUMENT

4-30-09
DATE



SIGNATURE OF DECLARANT

MATTHEW DISHMAN

TYPE OR PRINT NAME

EXHIBIT B

ASSIGNED INSPECTOR: ALFREDO FLORES
JOB ADDRESS: 9850 NORTH JUTLAND AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2755-011-004

Date: March 5, 2026

Last Full Title: 12/08/2025

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) MARVIN A. VINDEL AS TRUSTEE OF THE
MARVIN VINDEL FAMILY TRUST
9850 JUTLAND AVENUE
NORTHRIDGE, CA 91325-1811

CAPACITY: OWNER

Property Detail Report

For Property Located At :
9850 JUTLAND AVE, NORTHRIDGE, CA 91325-1811



Owner Information

Owner Name: **VINDEL MARVIN A/VINDEL MARVIN**
 Mailing Address: **9850 JUTLAND AVE, NORTHRIDGE CA 91325-1811 C059**
 Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT # 23253 LOT 4	APN:	2755-011-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1151.01 / 1	Subdivision:	23253
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	661-76	Tract #:	23253
Legal Lot:	4	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NR	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date: **/**
 Sale Price:
 Document #:

Deed Type:
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date:	05/05/2009 / 04/22/2009	1st Mtg Amount/Type:	/
Sale Price:	\$530,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	657275	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$187.01
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NATIONAL TITLE		
Lender:			
Seller Name:	WELLS FARGO BANK NA		

Prior Sale Information

Prior Rec/Sale Date:	09/21/2006 / 05/31/2006	Prior Lender:	OAKTREE FNDG CORP
Prior Sale Price:	\$880,000	Prior 1st Mtg Amt/Type:	\$650,000 / CONV
Prior Doc Number:	2102348	Prior 1st Mtg Rate/Type:	7.63 / ADJUSTABLE INT RATE LOAN
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,834	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1960 / 1963	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Comp #:2 Distance From Subject:0.38 (miles)
 Address: **9548 SHOSHONE AVE, NORTHRIDGE, CA 91325-2043**
 Owner Name: **GRIGORYAN ZORIY/SOGOYAN GALINIE**
 Seller Name: **HABER FAMILY TRUST**
 APN: **2755-009-013** Map Reference: **/** Living Area: **3,046**
 County: **LOS ANGELES, CA** Census Tract: **1151.01** Total Rooms:
 Subdivision: **22283** Zoning: **LARA** Bedrooms: **4**
 Rec Date: **07/25/2025** Prior Rec Date: Bath(F/H): **3 /**
 Sale Date: **07/02/2025** Prior Sale Date: Yr Built/Eff: **1963 / 1963**
 Sale Price: **\$1,300,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **501724** Acres: **0.38** Fireplace: **/**
 1st Mtg Amt: **\$1,209,750** Lot Area: **16,379** Pool:
 Total Value: **\$197,056** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:3 Distance From Subject:0.41 (miles)
 Address: **17531 LEMARSH ST, NORTHRIDGE, CA 91325-1410**
 Owner Name: **OHAYON SHLOMI/OHAYON KIM**
 Seller Name: **ENRIQUEZ MARCOS**
 APN: **2734-014-010** Map Reference: **/** Living Area: **2,427**
 County: **LOS ANGELES, CA** Census Tract: **1113.02** Total Rooms:
 Subdivision: **22182** Zoning: **LARE11** Bedrooms: **4**
 Rec Date: **09/17/2025** Prior Rec Date: **12/05/2001** Bath(F/H): **2 /**
 Sale Date: **08/25/2025** Prior Sale Date: **11/06/2001** Yr Built/Eff: **1959 / 1962**
 Sale Price: **\$1,050,000** Prior Sale Price: **\$300,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **640088** Acres: **0.32** Fireplace: **/**
 1st Mtg Amt: **\$787,500** Lot Area: **14,123** Pool:
 Total Value: **\$443,162** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:4 Distance From Subject:0.47 (miles)
 Address: **9500 TEXHOMA AVE, NORTHRIDGE, CA 91325-2047**
 Owner Name: **SADEK MICHAEL B R/SADEK DIANA I H**
 Seller Name: **G & J REAL ESTATE LLC**
 APN: **2755-009-030** Map Reference: **/** Living Area: **2,820**
 County: **LOS ANGELES, CA** Census Tract: **1151.01** Total Rooms:
 Subdivision: **22283** Zoning: **LARA** Bedrooms: **4**
 Rec Date: **09/03/2025** Prior Rec Date: **02/28/2025** Bath(F/H): **3 /**
 Sale Date: **08/13/2025** Prior Sale Date: **02/19/2025** Yr Built/Eff: **1963 / 1963**
 Sale Price: **\$1,365,000** Prior Sale Price: **\$1,110,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **598628** Acres: **0.33** Fireplace: **/**
 1st Mtg Amt: **\$1,227,135** Lot Area: **14,399** Pool:
 Total Value: **\$913,254** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:5 Distance From Subject:0.48 (miles)
 Address: **9501 SHOSHONE AVE, NORTHRIDGE, CA 91325-2042**
 Owner Name: **ALADADYAN YELENA**
 Seller Name: **SAWHNEY VANDANA**
 APN: **2755-006-005** Map Reference: **/** Living Area: **2,861**
 County: **LOS ANGELES, CA** Census Tract: **1151.01** Total Rooms:
 Subdivision: **19834** Zoning: **LARA** Bedrooms: **4**
 Rec Date: **07/25/2025** Prior Rec Date: **05/03/2000** Bath(F/H): **3 /**
 Sale Date: **06/02/2025** Prior Sale Date: **03/16/2000** Yr Built/Eff: **1999 / 1999**
 Sale Price: **\$1,500,000** Prior Sale Price: **\$425,000** Air Cond: **CENTRAL**

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	501962	Acres:	0.32	Fireplace:	/
1st Mtg Amt:	\$1,200,000	Lot Area:	14,050	Pool:	
Total Value:	\$654,874	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6				Distance From Subject:	0.49 (miles)
Address:	17450 DEVONSHIRE ST, NORTHRIDGE, CA 91325-1545				
Owner Name:	ZADOYEN YELENA/BERKOWITZ ERIC				
Seller Name:	HUDSON RAYMOND				
APN:	2734-026-015	Map Reference:	/	Living Area:	2,416
County:	LOS ANGELES, CA	Census Tract:	1113.02	Total Rooms:	
Subdivision:	22425	Zoning:	LARE11	Bedrooms:	3
Rec Date:	09/26/2025	.Prior Rec Date:	03/14/2014	Bath(F/H):	3 /
Sale Date:	09/11/2025	Prior Sale Date:	02/11/2014	Yr Built/Eff:	1947 / 1960
Sale Price:	\$1,250,000	Prior Sale Price:	\$625,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	666238	Acres:	0.45	Fireplace:	/
1st Mtg Amt:	\$937,500	Lot Area:	19,440	Pool:	
Total Value:	\$766,152	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7				Distance From Subject:	0.49 (miles)
Address:	17171 SEPTO ST, NORTHRIDGE, CA 91325-1644				
Owner Name:	SARGSYAN ARTYOM				
Seller Name:	NELSON JENNEANE S TRUST				
APN:	2694-017-001	Map Reference:	/	Living Area:	2,885
County:	LOS ANGELES, CA	Census Tract:	1113.02	Total Rooms:	
Subdivision:	18654	Zoning:	LARE11	Bedrooms:	6
Rec Date:	12/08/2025	Prior Rec Date:	12/12/1977	Bath(F/H):	3 /
Sale Date:	11/03/2025	Prior Sale Date:		Yr Built/Eff:	1960 / 1974
Sale Price:	\$1,125,000	Prior Sale Price:	\$80,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	884009	Acres:	0.26	Fireplace:	/
1st Mtg Amt:	\$1,068,750	Lot Area:	11,107	Pool:	
Total Value:	\$312,064	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: ALFREDO FLORES
JOB ADDRESS: 9850 NORTH JUTLAND AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2755-011-004

Date: March 5, 2026

CASE NO.: 985142
ORDER NO.: A-5951564

EFFECTIVE DATE OF ORDER TO COMPLY: April 20, 2023
COMPLIANCE EXPECTED DATE: April 30, 2023
DATE COMPLIANCE OBTAINED: November 18, 2024

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5951564

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



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

VINDEL, MARVIN A TR MARVIN VINDEL TRUST
9850 JUTLAND AVE
NORTHRIDGE, CA 91325

This notice is being mailed by regular mail, postage prepaid, to the addressee on this day.

CASE #: 985142
ORDER #: A-5951564
EFFECTIVE DATE: April 20, 2023
COMPLIANCE DATE: April 30, 2023

APR 17 2023

To the address as shown on the last equalized assessment roll.
Initialed by *[Signature]*

OWNER OF
SITE ADDRESS: 9850 N JUTLAND AVE
ASSESSORS PARCEL NO.: 2755-011-004
ZONE: RA; Suburban 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:

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 recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 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.

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

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.

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.

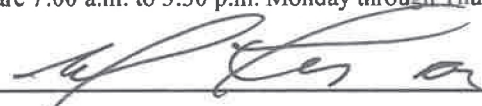
NOTICE:

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)374-9825.

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

Inspector: 

Date: April 17, 2023

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REVIEWED BY

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