

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
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 28, 2026

Council District: # 3

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

JOB ADDRESS: **7409 NORTH BAIRD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2118-013-024**
Re: Invoice #896370-7, 901140-7

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: **7409 North Baird 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 August 3, 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)	523.63
Title Report fee	30.00
Grand Total	\$ 4,110.19_A

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 **\$4,110.19** 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 **\$4,110.19** 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. T18723
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A **(Reported Property Information)**

APN #: 2118-013-024

Property Address: 7409 N BAIRD AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : ADAM ALINDOGAN

Grantor : MARIAELISA ALINDOGAN

Deed Date : 10/27/2003 Recorded : 11/07/2003

Instr No. : 03-3350187

MAILING ADDRESS: ADAM ALINDOGAN
7409 BAIRD AVE, RESEDA, CA 91335-2815

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 69 Tract No: 9838 Brief Description: TRACT NO.9838 LOT 69

MORTGAGES/LIENS

Type of Document: CALIFORNIA ASSIGNMENT OF DEED OF TRUST

Recording Date: 01/05/2016 Document #: 16-0009800

Lender Name: PEIRSON PATTERSON, LLP

Borrowers Name: ADAM ALINDOGAN

MAILING ADDRESS: PEIRSON PATTERSON, LLP
13750 OMEGA ROAD DALLAS, TX 75244

This page is part of your document - DO NOT DISCARD

03 3350187



TITLE(S) :

Deed



LEAD SHEET

FEE

FEE \$10

JJ

2

D.T.T

CODE

20

CODE

19

CODE

9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

2118 - 013 - 024

001

THIS FORM NOT TO BE DUPLICATED

11/7/03

2

RECORDING REQUESTED BY

Ticor Title Company of California
Escrow No 08004200 GD
Title Order No. 5337909

03 3350187

When Recorded Mail Document

and Tax Statement To::

ANTONIO ALINDOGAN
CRISANTA ALINDOGAN
7409 BAIRD AVENUE
RESEDA, CA 91335

APN 2118-013-024

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

Documentary Transfer Tax is \$0.00

- ☐ computed on full value of property conveyed, or
☐ computed full value less value of liens or encumbrances remaining at the time of sale. This is a bonafide gift and the grantor received nothing in return, R & T 11911.
☐ unincorporated area City of Reseda

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MariaElisa Alindogan, Spouse of the Grantee

hereby **GRANT(s)** to Adam Alindogan, a married man as his sole and separate property

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

Legal Description attached hereto and made part hereof as Exhibit "A"

Dated: October 27, 2003

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss:

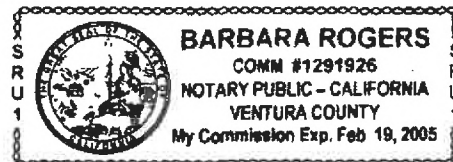
On October 31, 2003, before me,
Barbara Rogers personally appeared
Maria Elisa Alindogan

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 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.

Maria Elisa Alindogan
MariaElisa Alindogan

WITNESS my hand and official seal.

Signature Barbara Rogers



MAIL TAX STATEMENT AS DIRECTED ABOVE

11/7/03

YOUR REFERENCE: 08004200

ORDER NO : 5337909-MF

EXHIBIT "A"

3

LOT 69 TRACT 9838, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 139, PAGES 57 AND 58 INCLUSIVE OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

This page is part of your document - DO NOT DISCARD



20160009800



Pages:
0004

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

01/05/16 AT 03:27PM

FEES:	24.00
TAXES:	0.00
OTHER:	0.00
PAID:	24.00



LEADSHEET



201601050210078

00011563022



007307779

SEQ:
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

W3128:061815000-IV

Recording Requested By:
PeirsonPatterson, LLP
And When Recorded Mail To:
PEIRSONPATTERSON, LLP
ATTN: RECORDING DEPT.
13750 OMEGA ROAD
DALLAS, TX 75244-4505

[Space Above This Line For Recording Data]

Loan No.: 0618158034

CALIFORNIA ASSIGNMENT OF DEED OF TRUST

For Value Received, THE FEDERAL DEPOSIT INSURANCE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER AN ACT OF CONGRESS (FDIC), WHOSE ADDRESS IS 1601 BRYAN STREET, DALLAS, TX 75201, AND ACTING IN ITS RECEIVERSHIP CAPACITY AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, the undersigned holder of a Deed of Trust (herein "Assignor") does hereby grant, sell, assign, transfer and convey, unto JPMorgan Chase Bank, National Association, (herein "Assignee"), whose address is 700 KANSAS LANE, MC 8000, MONROE, LA 71203, all beneficial interest under a certain Deed of Trust dated October 24, 2003 and recorded on November 7, 2003, made and executed by ANTONIO ALINDOGAN AND CRISANTA ALINDOGAN, ADAM ALINDOGAN AND ANGELO ALINDOGAN, to CALIFORNIA RECONVEYANCE COMPANY, Trustee, upon the following described property situated in LOS ANGELES County, State of California:

Property Address: 7409 BAIRD AVENUE, RESEDA, CA 91335

Legal Description incorporated herein by reference to the original recorded Deed of Trust/Mortgage noted above.

such Deed of Trust having been given to secure payment of **One Hundred Fifteen Thousand and 00/100ths (\$115,000.00)**, which Deed of Trust is of record in Book, Volume, or Liber No. N/A, at Page N/A (or as No. **03 3350188**), in the Office of County Recorder of LOS ANGELES County, State of California.

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(II) of the Federal Deposit Insurance Act, 12 U.S.C. §1821(d)(2)(G)(i)(II).



IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on

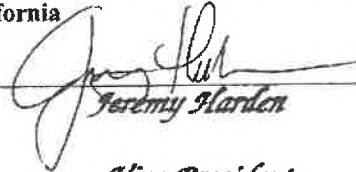
7/29/15



Assignor:

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, AS ATTORNEY IN FACT FOR THE
FEDERAL DEPOSIT INSURANCE CORPORATION
AS RECEIVER OF WASHINGTON MUTUAL BANK
F/K/A WASHINGTON MUTUAL BANK, FA*POA
recorded on 9/17/2014 in Book/Volume, or Liber No:
N/A at page: N/A or as No: 20140985569, in the Office
of County Recorder of LOS ANGELES County, State
of California

By: _____


Jeremy Harden

Its: _____

Vice President



ACKNOWLEDGMENT

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 Louisiana

§
§
§

Parish of Ouachita

On this day, 7/29/2015, before me J. K. Wilson Notary Public
appeared Jeremy Harden to me personally known, who, being by me duly
sworn did say that he/she is the Vice President of JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, AS ATTORNEY IN FACT FOR THE FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL
BANK, FA*POA recorded on 9/17/2014 in Book/Volume, or Liber No: N/A at page: N/A or as No:
20140985569, in the Office of County Recorder of LOS ANGELES County, State of California, and that the
seal affixed to said instrument is the seal of said entity and that the instrument was signed in behalf of the said entity
by authority of its Board of Directors or Trustees and that Jeremy Harden
acknowledged the instrument to be the free act and deed of the said entity.

J. K. Wilson
Notary Public #064399
Ouachita Parish, LA
Lifetime Commission

Notary Public

J. K. Wilson

Printed Name

(Seal)

My Commission Expires: *Lifetime*



EXHIBIT B

ASSIGNED INSPECTOR: **JOEL GUARDADO**
JOB ADDRESS: **7409 NORTH BAIRD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2118-013-024**

Date: April 28, 2026

Last Full Title: **12/19/2025**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ANTONIO ALINDOGAN AND CRISANTA ALINDOGAN AND
ADAM ALINDOGAN AND ANGELO ALINDOGAN
7409 BAIRD AVENUE
RESEDA, CA 91335-2815

CAPACITY: OWNERS
- 2) PEIRSON PATTERSON, LLP
13750 OMEGA ROAD
DALLAS, TX 75244

CAPACITY: INTERESTED PARTY

Property Detail Report**For Property Located At :****7409 BAIRD AVE, RESEDA, CA 91335-2815****RealQuest****Owner Information**

Owner Name: **ALINDOGAN ANTONIO & CRISANTA/ALINDOGAN ADAM**
 Mailing Address: **7409 BAIRD AVE, RESEDA CA 91335-2815 C043**
 Vesting Codes: **/ A /**

Location Information

Legal Description:	TRACT NO.9838 LOT 69	APN:	2118-013-024
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1310.23 / 1	Subdivision:	9838
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	139-57	Tract #:	9838
Legal Lot:	69	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	RES	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/07/2003 / 10/27/2003	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	3350188
Document #:	3350187		

Last Market Sale Information

Recording/Sale Date:	01/24/1986 / 11/1985	1st Mtg Amount/Type:	\$85,900 / PRIVATE PARTY
Sale Price:	\$90,450	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	
Document #:	97505	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$111.67
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	STEWART BETTY JO		

Prior Sale Information

Prior Rec/Sale Date:	07/24/1968 /	Prior Lender:	
Prior Sale Price:	\$12,500	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	810	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:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1941 / 1944	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR1	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,434	Lot Width/Depth:	50 x 109	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$179,979
 Land Value: \$99,550
 Improvement Value: \$80,429
 Total Taxable Value: \$172,979

Assessed Year: 2025
 Improved %: 45%
 Tax Year: 2024

Property Tax: \$2,259.85
 Tax Area: 8852
 Tax Exemption: HOMEOWNER

Comparable Sales Report

For Property Located At

7409 BAIRD AVE, RESEDA, CA 91335-2815**2 Comparable(s) Selected.**

Report Date: 01/09/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$90,450	\$725,000	\$785,000	\$755,000
Bldg/Living Area	810	831	924	878
Price/Sqft	\$111.67	\$784.63	\$944.65	\$864.64
Year Built	1941	1947	1950	1948
Lot Area	5,434	6,247	6,254	6,250
Bedrooms	2	2	2	2
Bathrooms/Restrooms	2	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$179,979	\$305,207	\$360,546	\$332,876
Distance From Subject	0.00	0.03	0.17	0.10

* = user supplied for search only

Comp #1

Distance From Subject: 0.03 (miles)

Address: **7418 AMIGO AVE, RESEDA, CA 91335-2810**
 Owner Name: **OVCHINNIKOVA ALEKSANDRA**
 Seller Name: **SANDOVAL EDWIN U**
 APN: **2118-013-010** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **1310.23**
 Subdivision: **9838** Zoning: **LAR1**
 Rec Date: **12/26/2025** Prior Rec Date: **06/12/2012**
 Sale Date: **12/09/2025** Prior Sale Date: **05/15/2012**
 Sale Price: **\$785,000** Prior Sale Price: **\$243,000**
 Sale Type: **FULL** Prior Sale Type: **FULL**
 Document #: **938408** Acres: **0.14**
 1st Mtg Amt: **\$745,750** Lot Area: **6,254**
 Total Value: **\$305,207** # of Stories: **/**
 Land Use: **SFR** Park Area/Cap#: **/**

Living Area: **831**
 Total Rooms: **/**
 Bedrooms: **2**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1950 / 1950**
 Air Cond: **/**
 Style: **/**
 Fireplace: **/**
 Pool: **/**
 Roof Mat: **/**
 Parking: **/**

Comp #2

Distance From Subject: 0.17 (miles)

Address: **7528 AMIGO AVE, RESEDA, CA 91335-2812**
 Owner Name: **CHACON EMELY J V/ALDANA UZZIEL B**
 Seller Name: **STERBCOW TRUST**
 APN: **2118-011-009** Map Reference: **/**
 County: **LOS ANGELES, CA** Census Tract: **1310.23**
 Subdivision: **9838** Zoning: **LAR1**

Living Area: **924**
 Total Rooms: **/**
 Bedrooms: **2**

Rec Date:	09/22/2025	Prior Rec Date:	10/15/2014	Bath(F/H):	1 /
Sale Date:	09/17/2025	Prior Sale Date:	10/09/2014	Yr Built/Eff:	1947 / 1949
Sale Price:	\$725,000	Prior Sale Price:	\$300,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	650050	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$711,868	Lot Area:	6,247	Pool:	
Total Value:	\$360,546	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **JOEL GUARDADO**
JOB ADDRESS: **7409 NORTH BAIRD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2118-013-024**

Date: April 28, 2026

CASE NO.: 987891
ORDER NO.: A-6016185

EFFECTIVE DATE OF ORDER TO COMPLY: **August 3, 2023**
COMPLIANCE EXPECTED DATE: **September 2, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6016185

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

ORDER TO COMPLY AND NOTICE OF FEE

ALINDOGAN, ANTONIO AND CRISANTA ALENDOGAN, ADAM
7409 BAIRD AVE
RESEDA, CA 91335

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

JUL 25 2023

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

CASE #: 987891
ORDER #: A-6016185
EFFECTIVE DATE: August 03, 2023
COMPLIANCE DATE: September 02, 2023

OWNER OF

SITE ADDRESS: 7409 N BAIRD AVE

ASSESSORS PARCEL NO.: 2118-013-024

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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Front Yard

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Entire property

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, 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 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.

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)374-9864.

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

Inspector: _____

Date: July 20, 2023

ARA SINANIAN
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9864
ara.sinanian@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.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org