

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

May 20, 2026

Council District: # 6

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

JOB ADDRESS: 7640 NORTH TUJUNGA AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2315-010-042
Re: Invoice # 898143-9

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: **7640 North Tujunga 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 on March 22, 2023 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	551.53
Title Report fee	30.00
Grand Total	\$ 2,891.53

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 **\$2,891.53** 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 the LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,891.53** 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, 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. T18718
Dated as of: 12/19/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2315-010-042

Property Address: 7640 N TUJUNGA AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARIA AZUCENA AGUILERA

Grantor : MARIA AZUCENA AGUILERA

Deed Date : 09/15/2017 Recorded : 09/22/2017

Instr No. : 17-1089765

MAILING ADDRESS: MARIA AZUCENA AGUILERA
7640 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91605-2947

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 156 Tract No: 12060 Brief Description: TRACT NO 12060 LOT 156

MORTGAGES/LIENS

Type of Document: CORPORATE ASSIGNMENT OF DEED OF TRUST

Recording Date: 05/19/2020 Document #: 20-0548788

Loan Amount: \$299,653

Lender Name: PENNYMAC LOAN SERVICES, LLC

Borrowers Name: MARIA AZUCENA AGUILERA

MAILING ADDRESS: PENNYMAC LOAN SERVICES, LLC
2100 ALT. 19 NORTH PALM HARBOR, FL 34683

This page is part of your document - DO NOT DISCARD



20171089765



Pages:
0003

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

09/22/17 AT 08:00AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



201709223240029

00014275832



008607213

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08_170922_5027004

RECORDING REQUESTED BY:
USA Title

AND WHEN RECORDED MAIL TO:

Ms. Maria Azucena Aguilera
7640 Tujunga Ave
North Hollywood, Ca. 91605

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 071733404 -30

Escrow No.: 0003474-GG

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$NONE

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [] City of ~~AND~~ TUSUNGA

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Maria Azucena Aguilera, A Married Woman As her Sole and Separate Property
hereby GRANT(s) to:

Maria Azucena Aguilera, An Unmarried Woman

the real property in the County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 7640 Tujunga Ave, Los Angeles(North Hollywood Area), CA 91605
"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

AP#: 2315-010-042
Dated September 15, 2017


Maria Azucena Aguilera

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 09/15/2017 before me, E. Romero

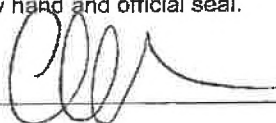
appeared Maria Azucena Aguilera

A Notary Public personally 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 PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE

This page is part of your document - DO NOT DISCARD



20200548788



Pages:
0002

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

05/19/20 AT 12:47PM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



202005190230085

00018272939



010770126

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

412781589

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
PennyMac Loan Services, LLC
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683

CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC. DBA: ORION LENDING, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer, and set over all of its rights, title, and interest in the described Deed of Trust, representation or warranty, including all liens and any rights due or to become due thereon to PENNYMAC LOAN SERVICES, LLC, WHOSE ADDRESS IS 3043 TOWNSGATE ROAD STE 200, WESTLAKE VILLAGE, CA 91361 (800)777-4001, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by MARIA AZUCENA AGUILERA and recorded on 09/22/2017 as Instrument # 20171089766 in the office of the LOS ANGELES County Recorder, CA.

IN WITNESS WHEREOF, this Assignment is executed **this 18th day of May in the year 2020**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC. DBA: ORION LENDING, ITS SUCCESSORS AND ASSIGNS



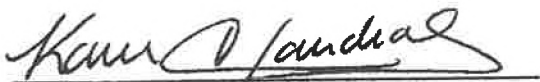
KOSTADINA EISELE
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

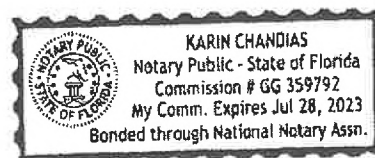
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 18th day of May in the year 2020, by Kostadina Eisele as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC. DBA: ORION LENDING, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



KARIN CHANDIAS
COMM EXPIRES: 07/28/2023



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
PMAC1 412781589 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100412800021428985
MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T182005-09:47:32 [C-1]
EFRMCAI



D0050678054

EXHIBIT B

ASSIGNED INSPECTOR: **JOEL GUARDADO**
JOB ADDRESS: **7640 NORTH TUJUNGA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2315-010-042**

Date: May 20, 2026

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) MARIA AZUCENA AGUILERA
7640 TUJUNGA AVENUE
NORTH HOLLYWOOD, CA 91605-2947 | CAPACITY: OWNER |
| 2) PENNYMAC LOAN SERVICES, LLC
2100 ALT. 19 NORTH
PALM HARBOR, FL 34683 | CAPACITY: INTERESTED PARTY |

Property Detail Report**For Property Located At :****7640 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91605-2947**

RealQuest

Owner Information

Owner Name: **AGUILERA MARIA A**
 Mailing Address: **7640 TUJUNGA AVE, NORTH HOLLYWOOD CA 91605-2947 C029**
 Vesting Codes: **MW / / SE**

Location Information

Legal Description:	TRACT NO 12060 LOT 156	APN:	2315-010-042
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1221.20 / 2	Subdivision:	12
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:	6-32	Tract #:	12
Legal Lot:	156	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	SUNV	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/22/2017 / 09/15/2017	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1089766
Document #:	1089765		

Last Market Sale Information

Recording/Sale Date:	07/27/2005 / 06/09/2005	1st Mtg Amount/Type:	\$380,000 / CONV
Sale Price:	\$475,000	1st Mtg Int. Rate/Type:	6.25 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1775578
Document #:	1775576	2nd Mtg Amount/Type:	\$95,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$316.03
New Construction:		Multi/Split Sale:	
Title Company:	SOUTHLAND TITLE CO.		
Lender:	MVM FNDG GRP		
Seller Name:	ORANTES MARTHA		

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:	1,503	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):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1944 / 1949	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:	6,479	Lot Width/Depth:	54 x 120	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$649,108
 Land Value: \$490,049
 Improvement Value: \$159,059
 Total Taxable Value: \$649,108

Assessed Year: 2025
 Improved %: 25%
 Tax Year: 2024

Property Tax: \$7,960.35
 Tax Area: 13
 Tax Exemption:

Comparable Sales Report

For Property Located At

**7640 TUJUNGA AVE, NORTH HOLLYWOOD, CA 91605-2947****4 Comparable(s) Selected.**

Report Date: 12/29/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$475,000	\$765,000	\$1,150,000	\$916,375
Bldg/Living Area	1,503	1,355	1,446	1,398
Price/Sqft	\$316.03	\$542.55	\$833.33	\$656.78
Year Built	1944	1943	1956	1949
Lot Area	6,479	6,528	8,381	7,072
Bedrooms	4	2	3	2
Bathrooms/Restrooms	1	1	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$649,108	\$73,979	\$612,000	\$247,365
Distance From Subject	0.00	0.16	0.44	0.30

* = user supplied for search only

Comp #1Distance From Subject: **0.16 (miles)**Address: **11240 LULL ST, SUN VALLEY, CA 91352-4720**Owner Name: **ZHANG XUE/CHENG MING**Seller Name: **AKHVERDIAN ARTAK**APN: **2315-011-011**County: **LOS ANGELES, CA**Subdivision: **LANKERSHIM RANCH
LAND & WATER CO**Rec Date: **10/02/2025**Sale Date: **09/19/2025**Sale Price: **\$1,150,000**Sale Type: **FULL**Document #: **679516**1st Mtg Amt: **\$920,000**Total Value: **\$73,979**Land Use: **SFR**Map Reference: **/**Census Tract: **1221.20**Zoning: **LAR1**Prior Rec Date: **01/29/2025**Prior Sale Date: **01/14/2025**Prior Sale Price: **\$690,000**Prior Sale Type: **FULL**Acres: **0.15**Lot Area: **6,528**# of Stories: **/**Park Area/Cap#: **/**Living Area: **1,380**

Total Rooms:

Bedrooms: **2**Bath(F/H): **2 /**Yr Built/Eff: **1943 / 1948**

Air Cond:

Style:

Fireplace: **/**

Pool:

Roof Mat:

Parking:

Comp #2Distance From Subject: **0.20 (miles)**Address: **11215 LULL ST, SUN VALLEY, CA 91352-4721**Owner Name: **SARNAGHI ARLEN A/SARNAGHI ARMEN A**Seller Name: **EFAT KAMRAVA TRUST**APN: **2315-010-006**County: **LOS ANGELES, CA**Map Reference: **/**Census Tract: **1221.20**Living Area: **1,446**

Total Rooms:

Subdivision:	LANKERSHIM RANCH LAND & WATER CO	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/28/2025	Prior Rec Date:	08/26/1983	Bath(F/H):	1 /
Sale Date:	07/14/2025	Prior Sale Date:		Yr Built/Eff:	1950 / 1951
Sale Price:	\$875,000	Prior Sale Price:	\$105,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	504270	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$700,000	Lot Area:	8,381	Pool:	
Total Value:	\$217,496	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.41 (miles)

Address: **11031 LULL ST, SUN VALLEY, CA 91352-4717**

Owner Name: **SARKISSIAN NOUNE**

Seller Name: **DOKHOYAN ANAHIT**

APN:	2315-009-008	Map Reference:	/	Living Area:	1,355
County:	LOS ANGELES, CA	Census Tract:	1221.20	Total Rooms:	
Subdivision:	9788	Zoning:	LAR1	Bedrooms:	2
Rec Date:	12/03/2025	Prior Rec Date:	07/25/2023	Bath(F/H):	1 /
Sale Date:	11/05/2025	Prior Sale Date:	07/10/2023	Yr Built/Eff:	1948 / 1949
Sale Price:	\$875,500	Prior Sale Price:	\$600,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	867975	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$700,400	Lot Area:	6,751	Pool:	
Total Value:	\$612,000	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.44 (miles)

Address: **7406 LEMP AVE, NORTH HOLLYWOOD, CA 91605-3324**

Owner Name: **7406 LEMP AVE LLC**

Seller Name: **CHAPTER ONE HOLDINGS LLC**

APN:	2316-016-020	Map Reference:	/	Living Area:	1,410
County:	LOS ANGELES, CA	Census Tract:	1224.20	Total Rooms:	
Subdivision:	19002	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/19/2025	Prior Rec Date:	05/19/2025	Bath(F/H):	2 /
Sale Date:	05/06/2025	Prior Sale Date:	04/30/2025	Yr Built/Eff:	1956 / 1956
Sale Price:	\$765,000	Prior Sale Price:	\$730,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	329437	Acres:	0.15	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,628	Pool:	
Total Value:	\$85,986	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **JOEL GUARDADO**
JOB ADDRESS: **7640 NORTH TUJUNGA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2315-010-042**

Date: May 20, 2026

CASE NO.: 840392
ORDER NO.: A-5931547

EFFECTIVE DATE OF ORDER TO COMPLY: **March 22, 2023**
COMPLIANCE EXPECTED DATE: **April 21, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-5931547

1010911202358251534

**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**

ORDER TO COMPLY-SUPPLEMENTAL

**AGUILERA, MARIA A
7640 TUJUNGA AVE
NORTH HOLLYWOOD, CA 91605**

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

**CASE #: 840392
ORDER #: A-5931547
EFFECTIVE DATE: March 22, 2023
COMPLIANCE DATE: April 21, 2023**

**OWNER OF
SITE ADDRESS: 7640 N TUJUNGA AVE
ASSESSORS PARCEL NO.: 2315-010-042
ZONE: R1; One-Family Zone**

MAR 16 2023

To the address as shown on the
last equalized assessment roll.
Initialed by

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.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

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.

2. The approximate 12' X 16' structure in the rear yard was constructed without the required permits and approvals.

You are therefore ordered to: Demolish and remove all construction work performed

Code Section(s) in Violation: 91.8105, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

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.

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.

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)374-9848.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: March 15, 2023

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REVIEWED BY

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CODE ENFORCEMENT BUREAU

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

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