

BOARD OF
BUILDING AND SAFETY
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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 3, 2019

Council District: # 7

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

JOB ADDRESS: **10022 NORTH BURNET AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2660-022-025**
Re: Invoice #706422-3, #712012-9

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **10022 North Burnet Avenue, Los Angeles California**, (the "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 November 11, 2016 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>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	460.50
Title Report fee	38.00
Grand Total	\$ 4,055.06

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 **\$4,055.06** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$4,055.06** 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

fw: Cynthia [Signature]
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15599
Dated as of: 10/17/2018

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2660-022-025

Property Address: 10022 N BURNET AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee : ELAINE K VOYSON

Grantor : RUDOLPH EVANGELIST

Deed Date : 04/15/1981 **Recorded :** 04/08/2016

Instr No. : 16-0391940

MAILING ADDRESS: ELAINE K VOYSON
10022 BURNET AVE MISSION HILLS CA 91345

SCHEDULE B

LEGAL DESCRIPTION

Lot: 97 **Tract No:** 17858 **Abbreviated Description:** LOT:97 TR#:17858 TRACT # 17858 LOT 97

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20160391940



Pages:
0002

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

04/08/16 AT 11:51AM

FEEs:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201604080710020

00011932744



007481245

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
Elaine K. Voyson

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME
STREET
ADDRESS
CITY,
STATE
ZIP

**Elaine K Voyson
10022 Burnet Avenue
Mission Hills, Calif.
91345**

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ none ✓ *GIFT RNT 11911*

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rudolph Evangelist, A Married Man
hereby remise, release and forever quitclaim to **Elaine K. Voyson, As Her Sole
And Separate Property.**

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

2660-022-025

**Lot 97 of Tract No. 17858, in the City of Los Angeles,
as per map recorded in Book 451, pages 18,19 and 20
of maps, in the office of the county recorder of said
county.**

Dated **April 15 1981**

Rudolph Evangelist

Rudolph Evangelist

STATE OF CALIFORNIA

COUNTY OF **Los Angeles** } SS.

On **15th** day of **April 1981** before me, the
undersigned, a Notary Public in and for said State, personally appeared

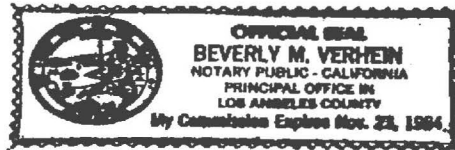
Rudolph Evangelist

_____, known to me
to be the person whose name **is** subscribed to the within
instrument and acknowledged that **he** executed the same.

WITNESS my hand and official seal.

Signature

Beverly M. Verhein



(This area for official notarial seal)

MAIL TAX
STATEMENTS TO

NAME

ADDRESS

ZIP

EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: May 3, 2019

JOB ADDRESS: 10022 NORTH BURNET AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2660-022-025

Last Full Title: 10/17/2018

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

1). ELAINE K. VOYSON
10022 BURNET AVE
MISSION HILLS, CA 91345

CAPACITY: OWNER

Property Detail Report

For Property Located At :

10022 BURNET AVE, MISSION HILLS, CA 91345-3012



Owner Information

Owner Name: VOYSON ELAINE K
 Mailing Address: 10022 BURNET AVE, MISSION HILLS CA 91345-3012 C057
 Vesting Codes: //

Location Information

Legal Description: TRACT # 17858 LOT 97
 County: LOS ANGELES, CA APN: 2660-022-025
 Census Tract / Block: 1096.03 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 17858
 Legal Book/Page: 451-18 Map Reference: 8-C3 /
 Legal Lot: 97 Tract #: 17858
 Legal Block: School District: LOS ANGELES
 Market Area: MHS School District Name: LOS ANGELES
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 04/08/2016 / 04/05/1981 Deed Type: QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #:
 Document #: 391940

Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

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: PARKING AVAIL Construction:
 Living Area: 1,237 Garage Area: Heat Type: CENTRAL
 Tot Adj Area: Garage Capacity: 2 Exterior wall: STUCCO
 Above Grade: Parking Spaces: 2 Porch Type:
 Total Rooms: 5 Basement Area: Patio Type:
 Bedrooms: 3 Finish Bsmnt Area: Pool:
 Bath(F/H): 2 / Basement Type: Air Cond: CONVENTIONAL
 Year Built / Eff: 1953 / 1953 Roof Type: Style:
 Fireplace: / Foundation: RAISED Quality:
 # of Stories: 1 Roof Material: WOOD SHAKE Condition:
 Other Improvements: FENCE Building Permit

Site Information

Zoning: LARS Acres: 0.18 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 8,039 Lot Width/Depth: 60 x 134 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$196,836 Assessed Year: 2018 Property Tax: \$2,404.50
 Land Value: \$118,851 Improved %: 40% Tax Area: 16
 Improvement Value: \$77,985 Tax Year: 2017 Tax Exemption: HOMEOWNER
 Total Taxable Value: \$189,836

Comparable Sales Report

For Property Located At



RealQuest

10022 BURNET AVE, MISSION HILLS, CA 91345-3012

9 Comparable(s) Selected.

Report Date: 12/03/2018

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$500,000	\$580,000	\$534,556
Bldg/Living Area	1,237	1,116	1,399	1,282
Price/Sqft	\$0.00	\$358.68	\$474.91	\$418.56
Year Built	1953	1942	1954	1951
Lot Area	8,039	6,623	8,680	7,778
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$196,836	\$69,543	\$532,000	\$277,772
Distance From Subject	0.00	0.10	0.49	0.34

* = user supplied for search only

Comp #:	1	Distance From Subject:	0.10 (miles)
Address:	10031 MEMORY PARK AVE, MISSION HILLS, CA 91345-3020		
Owner Name:	HARUTYUNIAN ARAM A		
Seller Name:	LEVY ELAINE LIVING TRUST		
APN:	2660-012-025	Map Reference:	8-C3 /
County:	LOS ANGELES, CA	Census Tract:	1096.03
Subdivision:	17933	Zoning:	LARS
Rec Date:	04/20/2018	Prior Rec Date:	
Sale Date:	02/08/2018	Prior Sale Date:	
Sale Price:	\$540,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	384730	Acres:	0.18
1st Mtg Amt:	\$432,000	Lot Area:	8,044
Total Value:	\$76,006	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 2
		Parking:	PARKING AVAIL
		Living Area:	1,243
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1954 / 1954
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	POOL
		Roof Mat:	SHINGLE COMPOSITION

Comp #:	2	Distance From Subject:	0.19 (miles)
Address:	10148 MEMORY PARK AVE, MISSION HILLS, CA 91345-2727		
Owner Name:	FASSOTH DALE R/FASSOTH DENISE		
Seller Name:	FLORES LARA M		
APN:	2660-013-017	Map Reference:	8-C3 /
County:	LOS ANGELES, CA	Census Tract:	1096.03
Subdivision:	17545	Zoning:	LARS
Rec Date:	10/30/2018	Prior Rec Date:	12/19/2012
Sale Date:	10/01/2018	Prior Sale Date:	10/12/2012
Sale Price:	\$566,000	Prior Sale Price:	\$354,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1100699	Acres:	0.17
1st Mtg Amt:	\$547,109	Lot Area:	7,531
Total Value:	\$383,117	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 2
		Parking:	WOOD SHAKE ATTACHED GARAGE
		Living Area:	1,249
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE

Comp #:	3	Distance From Subject:	0.26 (miles)
Address:	14950 MAYALL ST, MISSION HILLS, CA 91345-2826		
Owner Name:	KHACHATRYAN JHON/HAKOBYAN NARINE		
Seller Name:	DUKE PARTNERS II LLC		
APN:	2647-009-010	Map Reference:	8-D3 /
County:	LOS ANGELES, CA	Census Tract:	1096.01
Subdivision:	18769	Zoning:	LARS
		Living Area:	1,284
		Total Rooms:	6
		Bedrooms:	4

Comp #: 8		Distance From Subject: 0.48 (miles)	
Address: 15534 ROMAR ST, MISSION HILLS, CA 91345-2612			
Owner Name: PACHECO BIANCA A			
Seller Name: MUL-CHABLE OSCAR			
APN:	2660-004-040	Map Reference:	8-C3 /
County:	LOS ANGELES, CA	Census Tract:	1096.03
Subdivision:	7827	Zoning:	LAR1
Rec Date:	11/08/2018	Prior Rec Date:	01/16/2004
Sale Date:	09/21/2018	Prior Sale Date:	11/20/2003
Sale Price:	\$512,000	Prior Sale Price:	\$323,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1132392	Acres:	0.15
1st Mtg Amt:	\$409,600	Lot Area:	6,623
Total Value:	\$532,000	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,262
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1951 / 1959
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE ATTACHED GARAGE
		Parking:	

Comp #: 9		Distance From Subject: 0.49 (miles)	
Address: 15105 HIAWATHA ST, MISSION HILLS, CA 91345-2514			
Owner Name: GONZALEZ ORFIL			
Seller Name: GARCIA WILLIAM & BARBARA			
APN:	2649-024-033	Map Reference:	8-C3 /
County:	LOS ANGELES, CA	Census Tract:	1096.04
Subdivision:	17661	Zoning:	LAR1
Rec Date:	03/30/2018	Prior Rec Date:	03/30/1998
Sale Date:	02/13/2018	Prior Sale Date:	03/19/1998
Sale Price:	\$500,000	Prior Sale Price:	\$149,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	307692	Acres:	0.19
1st Mtg Amt:	\$475,000	Lot Area:	8,099
Total Value:	\$209,078	# of Stories:	1
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,394
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	POOL
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **May 3, 2019**

JOB ADDRESS: **10022 NORTH BURNET AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2660-022-025**

CASE#: **743154**

ORDER NO: **A-4215936**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 11, 2016**

COMPLIANCE EXPECTED DATE: **December 11, 2016**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4215936

1060418291732374

BOARD OF
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VAN AMBATIELOS
PRESIDENT
E. FELICIA BRANNON
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

VOYSON, ELAINE K
10022 BURNET AVE
MISSION HILLS, CA 91345

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

NOV 04 2016

CASE #: 743154
ORDER #: A-4215936
EFFECTIVE DATE: November 11, 2016
COMPLIANCE DATE: December 11, 2016

OWNER OF
SITE ADDRESS: 10022 N BURNET AVE

ASSESSORS PARCEL NO.: 2660-022-025

ZONE: RS; Suburban Zone

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

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. Unapproved occupancy or use of the dwelling without electricity and running water.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the dwelling without electricity and running water.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Dwelling

Comments: Dwelling should not be occupied without being connected to the Department of Water

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 Power electricity and running water.

2. Electrical not complying with code.

You are therefore ordered to: No person shall install, operate or maintain electrical systems or equipment which do not comply with all of the applicable provisions of this Code.

Code Section(s) in Violation: 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Dwelling

Comments: Operating a generator in place of being connected to Department of Water and Power is not permitted in the City of Los Angeles.

3. The building or premises is Substandard due to lack of hot/cold running water to plumbing fixtures.

You are therefore ordered to: Provide, repair or replace required hot/cold running water to plumbing fixtures in the dwelling unit.

Code Section(s) in Violation: 91.8902.1#5, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Dwelling.

Comments: The establishment of accounts with the Department of Water and Power must be maintain to supply electricity and water to the dwelling unit for occupany.

4. Water supply lines to kitchen and/or bathroom are not maintained.

You are therefore ordered to: Maintain all water supply lines to kitchen and bathroom fixture so as to provide at least one gallon per minute rate of water flow, of at least 100 degrees F.

Code Section(s) in Violation: 91.8104.10.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Dwelling

Comments: A connection and account with the Department of Water and Power is required for occupancy of the dwelling.

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.

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

1060418201732374

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 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>

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *John Hamilton*

Date: November 03, 2016

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856
John.Hamilton@lacity.org

MR 11-3-16
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
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