



**Property Information                      Request Information                      Update Information**

File#:	BF-W01509-3064769947	Requested Date:	12/12/2023	Update Requested:
Owner:	PAUL KEMSLEY	Branch:		Requested By:
Address 1:	17015 ADLON RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	LOS ANGELES, CA	# of Parcel(s):	1	

**Notes**

**CODE VIOLATIONS**                      Per City of Los Angeles Department of Zoning there are no Code Violation cases on this property.

Collector: City of Los Angeles  
Payable Address: 201 N. Figueroa St., 1st Floor, Rm. 110, Los Angeles, CA 90012  
Business# (213) 482-6899

**PERMITS**                                      Per City of Los Angeles Department of Building there are no Open/Pending/Expired permits on this property

Collector: City of Los Angeles  
Payable Address: 201 N. Figueroa St., 1st Floor, Rm. 110, Los Angeles, CA 90012  
Business# (213) 482-6899

**SPECIAL ASSESSMENTS**                      Per City of Los Angeles Department of Finance there are no Special Assessments/liens on the property.

Collector: City of Los Angeles  
Payable Address: 201 N. Figueroa St., 1st Floor, Rm. 110, Los Angeles, CA 90012  
Business# (213) 482-6899

**DEMOLITION**                                      NO

**UTILITIES**                                      Water, Sewer & Garbage  
Account #: NA  
Payment Status: NA  
Status: Pvt & Liable.  
Amount: NA  
Good Thru: NA  
Account Active: YES  
Collector: City of Los Angeles Department of Water And Power  
Payable Address: 11100 S Sepulveda Blvd Los Angeles CA 90045  
Business # (800)-342-5397  
UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

**The Assessor's Office is currently experiencing significant delays on Prop. 58 and Prop. 19 claims.**

We are committed to the fair and equitable treatment for all taxpayers and are proactively contacting applicants before any determinative deadline approaches. Prop. 19 and the corresponding implementation deadlines provided significant operational and administrative challenges leading to processing delays. We apologize for the inconvenience many homeowners are facing. As we work to streamline Prop. 19 claims, many questions can be answered [here](#) or by [email](#).

Assessor Offices will be open to the public from 8:00am - 5:00pm, except for the West District which remains closed until further notice. Public services for the West District are temporarily moved to the Hall of Administration, Room 225. *Room 183-19 (mailing address)*

Online services remain available to the public via our [contact form](#) or by phone at (213) 974-3211.



17015 ADLON RD

FOR ADDITIONAL INFORMATION, PLEASE VISIT THE FOLLOWING WEBSITE RESOURCES

- [Assessor Portal](#): detailed property and assessment information
- [Recent Sales by Area and Assessor Maps](#): property assessment information system
- [Property Tax Portal](#): detailed property tax information and billing

Summary

**AIN: 2292006032**

**Situs Address**

17015 ADLON RD  
LOS ANGELES CA, 91436-3814

<b>Use Type:</b>	Single Family Residence
<b>Parcel Type:</b>	Regular Fee Parce
<b>Tax Rate Area:</b>	0001
<b>Parcel Status:</b>	ACTIV
<b>Create Date:</b>	11/21/201
<b>Delete Date:</b>	
<b>Tax Status:</b>	CURRENT
<b>Year Defaulted:</b>	
<b>Exemption:</b>	None

NEWSLETTERS

**Building (0101) & Land Overview**

Use Code: 0101 Units:

QUESTIONS

<b>Design Type:</b>	0131	<b>Beds/Baths:</b>	6/7
<b>Quality Class:</b>	D11B	<b>Building SqFt:</b>	7154
<b>Use Code:</b>	0101	<a href="#">Parcel Map / Map Index</a>	
<b>Design Type:</b>	0131		
<b>Land SqFt:</b>	17584		

## Assessment Values

	2024 Roll Prep	2023 Current Roll	RC	YEAR	2020 Base Year
<b>Land</b>	\$4,883,878.00	\$4,788,116.00	T	2023	\$4,555,000.00
<b>Improvements</b>	\$2,058,626.00	\$2,018,261.00	T	2020	\$1,920,000.00
<b>Total</b>	\$6,942,504.00	\$6,806,377.00			\$6,475,000.00

**NOTE: Assessment Values are determined by the Assessor. For your latest tax bill and tax amounts due, please visit the [Treasurer & Tax Collector](#) website.**

## Assessor's Responsible Division

<b>District</b>	North District Office 13800 Balboa Blvd. Sylmar, CA 91342
<b>Phone:</b>	(818) 833-6000
<b>Toll Free:</b>	1 (888) 807-2111
<b>Hours:</b>	M-F 7:30 am to 5:00 pm
<b>Region:</b>	02
<b>Cluster:</b>	02179

### Building and Land Characteristics

## Land Information

**Use Code:** 0101 (Single Family Residence)

- 0: Residential
- 1: Single Family Residence
- 0: Open
- 1: Pool

<b>Total SqFt(GIS):</b>	17776
<b>Total SqFt(PDB):</b>	17584
<b>Usable SqFt:</b>	1761
<b>Acres:</b>	
<b>Land W'xD':</b>	112 x 15
<b>Sewers:</b>	.
<b>Flight Path:</b>	N
<b>X-Traffic:</b>	N
<b>Freeway:</b>	N
<b>Corner Lot:</b>	N
<b>Golf Front:</b>	N
<b>Horse Lot:</b>	N

NEWSLETTERS

<b>View:</b>	None
<b>Zoning:</b>	LARE11
<b>Code Split:</b>	N
<b>Impairment:</b>	None

**Legal Description** (for assessment purposes):

LAND DESC IN DOC 1342453,112117 LOT 2 TR=21862 AND POR OF LOT 57 TR=18529

**MAIN OFFICE**

KENNETH HAHN  
 HALL OF ADMINISTRATION  
 500 W. Temple Street, Room 225  
 Los Angeles, CA 90012  
 (213) 974-3211  
 Toll Free Phone:  
 1 (888) 807-2111

**DISTRICT OFFICES**

**NORTH DISTRICT**  
 13800 Balboa Boulevard  
 Sylmar, CA 91342  
 (818) 833-6000

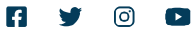
**EAST DISTRICT**  
 1190 Durfee Avenue  
 South El Monte, CA 91733  
 (626) 258-6001

**LANCASTER REGIONAL**  
 251 E. Avenue K-6  
 Lancaster, CA 93535  
 (661) 940-6700

**SOUTH DISTRICT**  
 1401 E. Willow Street  
 Signal Hill, CA 90755  
 (562) 256-1701

**WEST DISTRICT**  
 Public services are temporarily moved to the Hall of Administration, Room 225. Room 183-19 (mailing address)  
 (310) 665-5300

**STAY CONNECTED**



**NEWSLETTER SIGN UP >**

**COUNTY JOB OPPORTUNITIES >**



There are two ways to request a copy of the document image.

1) By fax using the request form. Click on the following link

[http://www.ladbs.org/permits/permit\\_related\\_forms/Research\\_Request\\_form.pdf](http://www.ladbs.org/permits/permit_related_forms/Research_Request_form.pdf) to download the request form.

2) In person. Bring the following summary to one of the following Record counters.

**COUNTER HOURS**

MONDAY, TUESDAY, THURSDAY, FRIDAY: 7:30 AM to 4:30 PM

WEDNESDAY: 9:00 AM to 4:30 PM

Metro	Van Nuys
201, N. Figueroa St. 1st Floor, Room 110 Record Counter Los Angeles, CA 90012	6262 Van Nuys Blvd Record Counter Van Nuys, CA 91401

Address: 17015 ADLON

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame
AFFIDAVIT	LOT TIE	12/15/2017	AF 171460106	
BUILDING PERMIT	NEW CONSTRUCTION	1/4/1962	1962VN00149	HIST: P1891 001 0297 IDIS: P5683 00149 0000 thru P5683 0001
BUILDING PERMIT	NEW CONSTRUCTION	1/10/1962	1962VN00149	HIST: P1891 001 0297
BUILDING PERMIT	NEW CONSTRUCTION	3/10/1963	1963VN26605	HIST: P1902 001 1006
BUILDING PERMIT	NEW CONSTRUCTION	3/19/1963	1963VN26605	HIST: P1902 001 1006 IDIS: P5693 01818 0000 thru P5693 0001
BUILDING PERMIT	BLDG-DEMOLITION	12/12/2017	17019-20000-05294	
BUILDING PERMIT	BLDG-NEW	1/30/2018	17010-20000-01891	
BUILDING PERMIT	BLDG-NEW	1/30/2018	17010-20000-01892	
BUILDING PERMIT	BLDG-NEW	1/30/2018	17010-20000-04945	
BUILDING PERMIT	NONBLDG-NEW	1/30/2018	17020-20000-01456	
BUILDING PERMIT	NONBLDG-NEW	1/30/2018	17020-20000-03655	
BUILDING PERMIT	GRADING	1/30/2018	17030-20000-03328	
BUILDING PERMIT	BLDG-ALTER/REPAIR	10/11/2018	17010-20001-01892	
BUILDING PERMIT	GRADING	10/11/2018	18030-20000-06530	
BUILDING PERMIT	SWIMMING-POOL/SPA	10/11/2018	18047-20000-01741	
BUILDING PERMIT	BLDG-ADDITION	3/21/2019	17010-20002-01892	

Document Type	Sub Type	Document Date	Document Number	Reel Batch Frame	
CERTIFICATE OF OCCUPANCY		1/9/1964	1963VN26605	IDIS: O0552 03113 0000 HIST: 20088 002 0211 HIST: O102 1 0111	
CERTIFICATE OF OCCUPANCY		1/9/1964	1963VN26605	HIST: O102 IDIS: O0595 00049 0000	
CERTIFICATE OF OCCUPANCY		1/9/1964	1963VN26605	IDIS: O2015 00168 0000 HIST: M0288 002 0211	
CERTIFICATE OF OCCUPANCY		6/24/2019	17010-20000-01891		
CERTIFICATE OF OCCUPANCY		6/24/2019	17010-20000-01892		
CERTIFICATE OF OCCUPANCY		6/24/2019	17010-20001-01892		
CERTIFICATE OF OCCUPANCY		6/24/2019	17010-20002-01892		
CERTIFICATE OF OCCUPANCY		6/24/2019	18047-20000-01741		
CERTIFICATE OF OCCUPANCY		6/24/2019	CERT 173608		
CERTIFICATE OF OCCUPANCY		6/24/2019	CERT 173611		
CERTIFICATE OF OCCUPANCY		6/24/2019	CERT 185491		
DISASTER INSPECTION FILE	EARTHQUAKE	1/31/1994		IDIS: E0001 1 1885 thru E0001 1 1886	
GRADING	SOILS & GEOLOGY FILE	5/15/2017			
GRADING	GRADING PRE-INSP REPT	5/16/2017	17030-20000-03329		
GRADING	COMPACTION FILE	7/19/2018			
GRADING	GRADING PRE-INSP REPT	8/21/2018	18030-20000-05737		
MECHANICAL PERMIT	PLUMBING	3/23/2006	06042-90000-06495		
OVERSIZED DOCUMENT	GRADING	6/25/2018		IDIS: J8247 00001 0001 thru J8247 0002	
OVERSIZED DOCUMENT	GRADING	6/25/2018		IDIS: J8247 1 1	
PLAN MAINTENANCE		1/30/2018	17010-20000-01891	IDIS: J7969 1 36	
PLAN MAINTENANCE		1/30/2018	17010-20000-01892	IDIS: J7969 1 36	
PLAN MAINTENANCE		1/30/2018	17020-20000-01456	IDIS: J7969 1 36	
PLAN MAINTENANCE		1/30/2018	17030-20000-03328	IDIS: J7969 1 36	
RANGE FILE	MISCELLANEOUS	11/6/2019			
RANGE FILE	MISCELLANEOUS	11/20/2019			
RANGE FILE	MISCELLANEOUS	11/26/2019			
RANGE FILE	MISCELLANEOUS	11/26/2019			
RANGE FILE	MISCELLANEOUS	3/13/2020			
SURVEY	PROPERTY LINE	6/21/2019	17010-20000-01891		
SURVEY	HEIGHT	6/21/2019	17010-20000-01891		

*> same*



Fire Sprinkler  
1 or 2 Family Dwelling  
Plan Check at Counter  
Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 10/18/2018

**APPLICATION FOR FIRE SPRINKLER**

Last Status: Permit Finaled

**PLAN CHECK AND INSPECTION**

Status Date: 06/10/2019

**1. PROPERTY OWNER**

NAZERIAN, ARPY A 17015 ADLON RD ENCINO CA 91436 (818)789-6439

**2. APPLICANT INFORMATION** (Relationship: Agent for Contractor)

JOHN HORTILLOSA - OMEGA FIRE PRC 22938 COLLINS STREET WOODLAND HILLS, CA 91367 (818)999-1898

**3. TENANT INFORMATION**

**4. CONTRACTOR, ARCHITECT & ENGINEER NAME**

**ADDRESS**

**CLASS LICENSE # PHONE #**

(C) OMEGA FIRE PROTECTION SERVI 22938 COLLINS STREET, WOODLAND HILLS, CA 91367 C16 952522

**5. APPLICATION COMMENTS**

**6. DESCRIPTION OF WORK**

NEW FIRE SPRINKLER SYSTEM (NFPA-13D) FOR 2-STORY SFD. 1" WATER METER.

**7. CHECKLIST ITEMS:**

**8. COUNCIL DISTRICT:** 5

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via [www.Ladbs.org](http://www.Ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

**9. APPLICATION PROCESSING INFORMATION**

Plan Check By: Hagop Mertekhanian  
OK for Cashier: Hagop Mertekhanian

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For Cashier's Use Only**

**W/O #: 84305497**

**NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

**10. FEE INFORMATION**

**Final Fee Period**

PC Fee: 0.00 Permit Fee: 418.56

FINAL TOTAL Fire Sprinkler	418.56
Permit Total	418.56
Permit Fee Subtotal Fire Sprinkler	360.00
Permit D.S.C. Surcharge	11.52
Permit Sys. Development Surcharge	23.04
Permit Issuing Fee	24.00
Permit Supp. Issuing Fee	0.00
Plan Check Balance	0.00
Plan Check Subtotal Fire Sprinkler	0.00
Plan Check D.S.C. Surcharge	0.00
P. C. Sys. Development Surcharge	0.00

Payment Date: 10/18/18

Receipt No: 0201570855

Amount: \$418.56

Method: Check



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17015 W Adlon Road  
18043 - 20000 - 05497  
M18VN03580



Plumbing 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued On: 03/23/2006 Last Status: Permit Finaled Status Date: 03/24/2006
<b>APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION</b>		

**1. PROPERTY OWNER**  
WOLF, JANET M TR ET AL JANET M WC 10835 SAVONA RD LOS ANGELES CA 90077

**2. APPLICANT INFORMATION** (Relationship: Net Applicant)  
J. GARZA - 8860 CORBIN AVE NORTHRIDGE, CA 91324 (818)882-8216

**3. TENANT INFORMATION**

4. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) J G P INC	8860 CORBIN AVENUE,	NORTHRIDGE, CA 91324	C36 691603	(818)882-8216

<b>5. APPLICATION COMMENTS</b> E-Permit paid by credit card, fax number-> (818)882-0161.	<b>6. DESCRIPTION OF WORK</b> INSTALLED EASRTHQUAKE VALVE
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**7. CHECKLIST ITEMS:**

**8. COUNCIL DISTRICT:** 5

**9. APPLICATION PROCESSING INFORMATION**  
Plan Check By:  
OK for Cashier:  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

**For Cashier's Use Only** W/O #: 64206495

**NOTICE:**  
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

17015 W Adlon Road  
06042 - 90000 - 06495

10. FEE INFORMATION	Inspection Fee Period
Permit Fee:	43.40
INSPECTION TOTAL Plumbing	43.40
Permit Total	43.40
Permit Fee Subtotal Plumbing	40.00
Permit One Stop Surcharge	1.00
Permit Sys. Development Surcharge	2.40
Permit Issuing Fee	0.00

Payment Date: 03/23/06  
Receipt No: IN050180927  
Amount: \$43.40  
Method: Credit Card



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**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**VAN AMBATIELOS**  
PRESIDENT

**E. FELICIA BRANNON**  
VICE-PRESIDENT

**JOSELYN GEAGA-ROSENTHAL**

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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

**ORDER TO COMPLY AND NOTICE OF FEE**

**NAZERIAN, ARPY A**  
17015 ADLON RD  
ENCINO, CA 91436

The undersigned hereby certifies that this notice is being mailed by regular mail postage prepaid to the addressee on file for

**CASE #: 884981**

**ORDER #: A-5176060**

**EFFECTIVE DATE: November 06, 2019**

**COMPLIANCE DATE: December 06, 2019**

**OCT 31 2019**

to the addressee as shown on the last equalized assessment roll.

**OWNER OF**  
**SITE ADDRESS: 17015 W ADLON ROAD**  
**ASSESSORS PARCEL NO.: 2292-006-015**  
**ZONE: RE11; Min. Lot 11,000 Sq. Ft.**

**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. Outdoor lighting affecting residential property.**

You are therefore ordered to:

Code Section(s) in Violation: 93.0117(b), 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Single family residence.

Comments: Direct glare from light in the rear yard is affecting neighboring property.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

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# CUSTOMER SERVICE REQUEST

CSR No.: 460019  
CALL DATE: October 28, 2019 8:21 am  
DUE BY: November 26, 2019 8:21 am  
SOURCE: PRIVATE PARTY  
TAKEN BY: DAVID HICKMAN

CITATIONS  
ALFREDO FLORES  
PRIORITY:3

CASE #: 284981

## 17015 W ADLON ROAD 91436

APN: 2292-006-015	ZONE: RE11		
LADBS Branch Office	VN	Community Plan Area	Encino - Tarzana
Census Tract	1397.02	Council District	5
Environmentally Sensitive Area	YES	Energy Zone	9
Fire District	VHFHSZ	Hillside Grading Area	YES
Hillside Ordinance	YES	Thomas Brothers Map Grid	561-C5
Thomas Brothers Map Grid	561-D5	District Map	165B133
Area Planning Commission	South Valley	Certified Neighborhood Council	Encino
LAPD Reporting District	1097	LAPD Division	WEST VALLEY
LAPD Bureau	VALLEY	Near Source Zone Distance	7.7
Council Notification File	CN-0017-CD11	CNAP area	1
Low to moderate income %	8.82%	City Planning Cases	CPC-10081
City Planning Cases	CPC-2019-1745-CPU	City Planning Cases	CPC-11708
Ordinance	ORD-119865	Ordinance	ORD-119168
Ordinance	ORD-128730	Ordinance	ORD-129279
Zoning Administrator's Interpr	ZAI-1791	Zoning Information File	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations

Affidavit AF-17-1342453-COC

**PROBLEM:** ANY PROBLEMS THAT ONLY OCCUR FROM 5:00PM TO 7:00 AM (AT NIGHT) OR ON WEEKEN.

**CALLER COMMENT:** floodlight is shining into home ..2 neighbors complaint

**COMMENT:** 30-OCT-19  
Inspector Flores was at the site in response to a Customer Service Request. Inspector Flores observed violation(s) of direct glare from light in rear yard affecting neighboring property and an Order to Comply was issued. Photos taken.

**SITE OWNER:** NAZERIAN, ARPY A  
17015 ADLON RD  
ENCINO, CA 91436  
Contact ID: AC2189798

**EXISTING UNRESOLVED CSR'S ON THIS PARCEL** PIN # 165B133 454  
NO CURRENT UNRESOLVED SERVICE REQUEST ON THIS PARCEL

### EXISTING CASE(S) ON THIS PARCEL

CASE #	ADDRESS	CASE TYPE AND STATUS
877281	17015 W ADLON ROAD	CLOSED CITATIONS CASE
884981	17015 W ADLON ROAD	OPEN CITATIONS CASE

**RESOLUTION:**  No Violation  Duplicate Complaint  Start a Case  Refer to:

**APPROVED USE:** \_\_\_\_\_ **PRESENT USE:** \_\_\_\_\_ **STORIES:** \_\_\_\_\_ **TOTAL DWELLING UNITS:** \_\_\_\_\_

**CONSTRUCTION TYPE:** \_\_\_\_\_ **APPROXIMATE SIZE:** \_\_\_\_\_ X

**DWELLING UNITS IN VIOLATION:** \_\_\_\_\_ **NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION:** \_\_\_\_\_

**USES:**  **YARDS:**  **OTHER STRUCTURES:**  **HOME OCCUPATION:**

**HISTORICAL PRESERVATION OVERLAY ZONE:**  **RECYCLING CENTER:**  **CONSTRUCTION EQUIPMENT:**

106041020037081

# CASE CLEARANCE REPORT

CASE No.: 884981

17015 W ADLON ROAD

PIN: 165B133 454 APN: 2292-006-015

CASE RESOLUTION: OWNERSHIP CHANGE

CASE TYPE: CITATIONS

**CLOSED ORDER(S)**

<u>Order Type:</u>	<u>Order #:</u>	<u>Effective Date:</u>
ORDER TO COMPLY-WRITTEN	5176060	11/6/19

FRANCHISE TAX BOARD: NO



Inspector:  Date: 11/19/19  
 ALFREDO FLORES

Inspector:  Date: 11/20/19  
 JASON SIBLEY

JAN 08 2020

CH

Control Center Clearance: \_\_\_\_\_ Date: \_\_\_\_\_

CASE #884981
IMSP 
PCIS 



10605042020905200

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS PRESIDENT

E. FELICIA BRANNON VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

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

ORDER TO COMPLY AND NOTICE OF FEE

ADLON ROAD LLC, AGENT FOR SERVICE, DORIT KEMSLEY 15260 VENTURA BLVD SIUTE 2100 SHERMAN OAKS, CA 91403

CASE #: 887439

ORDER #: A-5193717

EFFECTIVE DATE: November 26, 2019 COMPLIANCE DATE: December 11, 2019

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

OWNER OF SITE ADDRESS: 17015 W ADLON ROAD

NOV 20 2019

ASSESSORS PARCEL NO.: 2292-006-015 ZONE: RE11; Min. Lot 11,000 Sq. Ft.

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:

VIOLATION(S):

1. Outdoor lighting affecting residential property.

You are therefore ordered to: Adjust or remove lighting affecting the neighboring properties.

Code Section(s) in Violation: 93.0117(b), 93.0104, 12.21A.1.(a) of the L.A.M.C.

Location: Single family residence.

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:**

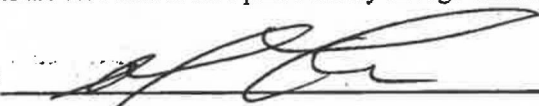
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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)374-9827.

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

Inspector :



Date: November 19, 2019

ALFREDO FLORES  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9827

Alfredo.Flores@lacity.org

  
REVIEWED BY

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