COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
EAST LOS ANGELES OFFICE
4801 E. 3RD STREET
LOS ANGELES, CALIFORNIA 90022-1601
Telephone: 323-881-7030
Fax: 323-264-7917
http://www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
4801 E. 3RD STREET
LOS ANGELES, CALIFORNIA 90022-1601

IN REPLY PLEASE
REFER TO FILE:

March 6, 2014

Leopoldo M Gonzales
957 N Rowan Ave
Los Angeles, CA 90063-0000

Dear Leopoldo M Gonzales,

957 N ROWAN AV, LOS ANGELES
Assessor's ID#: 5231-006-025

An inspection of the above-referenced property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the building official may at any time after the date of this notice record a Notice of Violation(NOV) against the subject property with the County Recorder's Office.

Additionally, pursuant to Section 103.5 of Title 26, any person(s) that violate(s) any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the building official in response to such violations. Pursuant to Section 103.4, 107.9, and Table 1-F of Title 26, these costs may include (without limitation) the following:

1.	45-day Notice:	**$451.10**
2.	Recording a Notice of Violation	**$358.50**
3.	Recording a Rescission of the Notice of Violation	**$308.40**
4.	Billing Fee	**$132.90**

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations by: **April 21, 2014**, (which is 45 days from the date of this notice), to avoid the assessment of any corresponding code enforcement fees.

Please be advised that, as part of the permit process, you may need to submit building plans and obtain permits and inspections to correct the violations.

Contact the undersigned at **323-881-7011** for further information regarding inspections, release of recorded documents, and closing of this code enforcement case.

Very truly yours,

TIMOTHY E. GROVER
Supv. Bldg And Safety Eng. Specialist

JULIE A. SANCHEZ
Building Engineering Inspector

Date Posted 3/6/14 By Julie Sanchez

11-0031456

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March 6, 2014

NOTICE OF VIOLATION

SUBJECT: **957 N ROWAN AV, LOS ANGELES**

OWNER: **Leopoldo M Gonzales**
MAILING ADDRESS: **957 N Rowan Ave, Los Angeles, CA 90063-0000**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE (S) INDICATED BELOW:

- ■ **Building Code**
- ■ **Plumbing Code**
- ☐ **Mechanical Code**
- ■ **Electrical Code**
- ☐ **Grading Code**

DESCRIPTIONS

1. Section 106.1 Additions and alterations to the dwelling without the benefit of permit or inspection (front porch enclosed and enlarged, 2nd story deck with stairs front of house, window change out, 2 story addition at rear of house, under floor area altered, attic area altered).

2. Section 106.1 Structure built without the benefit of permit or inspection (detached storage shed with attached patio cover.

3. Section 2701 Electrical wiring installed without the benefit of permit or inspection.

4. Section 2901 Plumbing installed without the benefit of permit or inspection.

STOP ALL WORK

■ Submit plans for the cited work and/or apply for a plan check for the required permit(s) from the office listed above.

■ Obtain permit(s) from the office listed above for the cited work.

■ A referral has been made to the Enforcement Section of the Department of Regional Planning.

■ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Julie A. Sanchez Phone: 323-881-7011

11-0031456