



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

March 18, 2003

**FINAL ZONING
ENFORCEMENT ORDER**
(VIA CERTIFIED MAIL)

James E. Hartl, AICP
Director of Planning

Isidro and Esther Rodriguez
1574 Diego Rivera Avenue
El Paso, TX 79936

Inspection File No.: EF951394

Dear Mr. & Mrs. Rodriguez:

As you are aware, we have inspected the property located at 731 South Kern Avenue, in East Los Angeles and it disclosed the following violation(s):

- 1) **Items classified as junk and salvage continue to be stored on the premises; and**
- 2) **Inoperable vehicles are maintained at the above property.**

These are not permitted uses in zone R-2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance, Section(s) 22.20.015, 22.20.025(B) and 22.52.170.

Failure of the owner or person in charge of the premises to comply with this order within fifteen (15) days after the compliance date specified herein, or any written extension thereof, shall subject the violator to a noncompliance fee in the amount of \$548, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.60.390(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violations and bring the subject property into compliance with the Los Angeles County Zoning Ordinance **within 15 days upon receipt** of this letter. Failure to correct the above violations may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Jose Rubio**, please call (213) 974-6453 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning


Rose C. Hamilton, AICP
Supervising Regional Planner
Zoning Enforcement, Section I

RCH:JR:rp

cc: Margaret Pagan, East Los Angeles Building & Safety Field Office.