



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



September 10, 2008

NOTICE OF VIOLATION

Bruce W. McClendon FAICP
Director of Planning

Jose J And Juana Garcia
9421 S Budlong Avenue
Los Angeles, CA 90044

RFS No: 08-0024424/EF083306

Dear Property Owner/Tenant:

An inspection was conducted at 9421 S Budlong Avenue and it disclosed the following violation(s):

1. **The required garage has been converted into living quarters without approval from the Department of Regional Planning - 22.52.1010 and 22.52.1180(A)**
2. **Tarp structures are being maintained within the required front and side yard setback areas - 22.20.010, 22.20.015 and 22.20.220**

These are not permitted uses in zone R2 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at 9421 S Budlong Avenue 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 \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$654.00 and the imposition of further administrative and collection fees totaling approximately \$2,289.00.**

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, **Rena Kambara**, please call (213) 974-6454 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning


Patrjeia Hachtya
Supervising Regional Planner
Zoning Enforcement Section I