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LOS ANGELES, CA 90012

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NOTICE OF CODE VIOLATION

GABRIEL A LEYVA
3311 E 4TH ST
LOS ANGELES, CA 90063

CASE #: 901034
NOTICE #: A-5485707
DATE OF NOTICE: December 02, 2021
COMPLIANCE DATE: **January 01, 2022**

OWNER OF
SITE ADDRESS: **3311 E 4TH ST**
ASSESSORS PARCEL NO.: 5179-012-046
ZONE: C2; Commercial Zone

The Department of Building and Safety received a complaint alleging that the property located at (Site address) is in violation of the Los Angeles Municipal Code (L.A.M.C). A subsequent physical inspection revealed that the property in fact is in violation of the section(s) listed below. As the Property Owner of record, you are hereby required to 1) repair and correct the violation(s) listed below and 2) contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

Failure to comply with this notice by the due date shown above may result in further action including assessment of a fee.

VIOLATION(S):

- 1. The construction of a bedroom/living space to the attic and basement was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Dwelling attic and basement.

Comments: Return attic to original condition or submit plans to convert the attic and basement to living space with the Los Angeles Department of Building and Safety.

- 2. The remodel of the single story dwelling 1-bedroom and 1-bathroom to a 3-story, 3 bedroom and 2 bathroom was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

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.

Location: Throughout dwelling

Comments: Return the dwelling to the original single story, 1-bedroom and 1-bath condition or submit plans to the Los Angeles Department of Building and Safety for approval.

3. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single family residence

Comments: New electrical service panel upgrade requires permit through Los Angeles Department of Building and Safety

4. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

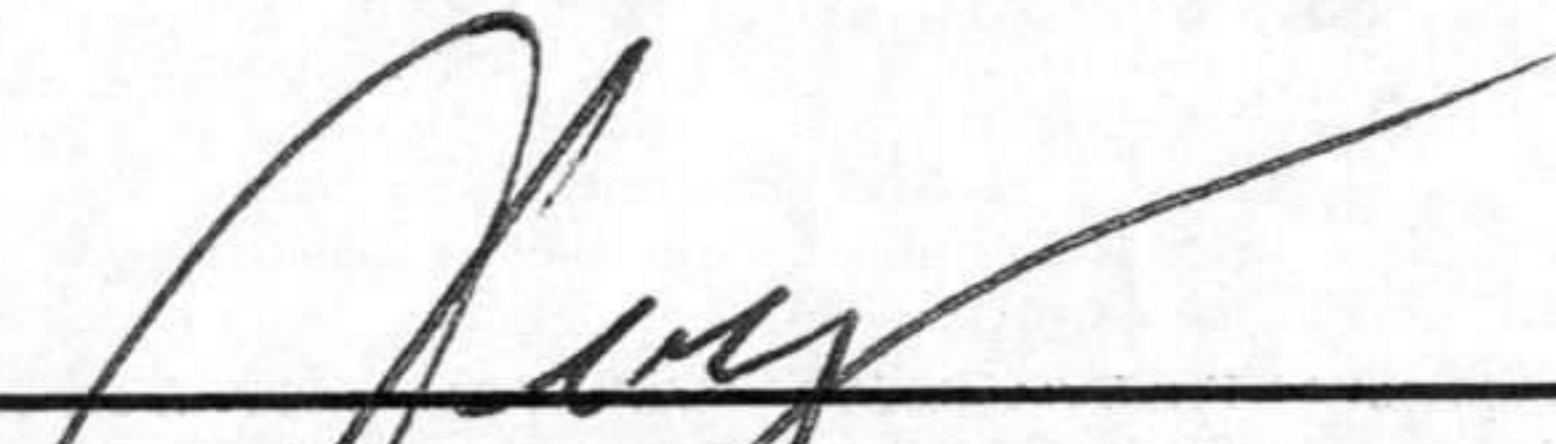
You are therefore ordered to: Obtain all required mechanical permits and approvals.

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single family residence

Comments: New HVAC system requires permit through Los Angeles Department of Building and Safety

Any Questions regarding this Notice and compliance matters, contact the inspector noted below at (323)526-9347.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.



JUAN ESCOTO DELGADO
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(323)526-9347
juan.escoto@lacity.org

11-2-21
~~April 15, 2021~~

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CODE ENFORCEMENT BUREAU
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