

BUILDING & SAFETY

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P.01

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**DEPARTMENT OF
BUILDING AND SAFETY**
261 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ANDREW A. ADELMAN, P.E.
GENERAL MANAGER
RAYMOND CHAN
EXECUTIVE OFFICER

ORDER TO COMPLY

DAN LIMA
6511 FOOTHILL BL
TUJUNGA, CA 91042

CASE #: 169529
ORDER #: A-1154482
EFFECTIVE DATE: March 28, 2006
COMPLIANCE DATE: April 27, 2006

BUSINESS OPERATOR OF
SITE ADDRESS: 6511 W FOOTHILL BLVD
ASSESSORS PARCEL NO.: 2571-016-058
ZONE: C2, Commercial Zone
NAME OF BUSINESS IN VIOLATION: DISCOUNT TIRE CENTER

Pursuant to Section 12.26 of the Los Angeles Municipal Code, an inspection has been conducted at the property listed above. The Conditions listed below are in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

- 1. (V #21) Non-conforming use discontinued for more than one year.**

You are therefore ordered to: **Discontinue the re-established use of the site as auto repair/tire center.**

Code Section(s) in Violation: **12.14.A, 12.21.A.1.(a), 12.23.5, 12.24.W.4, 12.26.E, 12.26I and specific plan ordinance # 173445. of the L.A.M.C.**

Comments: **A new certificate of occupancy for the property is required. The auto repair use at this site was discontinued and remained unoccupied for a continuous period of more than one (1) year. In addition, the automotive repair use is located within 300 feet of an R-zone and is located within the Foothill Specific Plan. Therefore a conditional use permit is required from the Department of City Planning. Obtain all required approvals prior to re-establishing this use.**

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.

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, 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, 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 NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.



CODE ENFORCEMENT BUREAU
1-888-L.A.BUILD (1-888-574-7245)

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Mar 21 2006 11:07

P.02

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

REPEAT VIOLATIONS:

If an Order to Comply is issued pursuant to Sections 12.26(F) or 12.26(I) of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(I) L.A.M.C. as follows:

A. For each auto dismantling, junk yard or scrap metal processing yard violation...\$100.00

B. For each vehicle repair garage or installation facility violation...\$200.00

Sections 12.26 F 13, 12.26 I 17 L.A.M.C.

REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I 16 of this subsection. Sections 12.26 F 6, 12.26 I 10, 98.0402(I)2A L.A.M.C.

APPEAL PROCEDURES:

Notwithstanding any provisions of the Municipal Code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 I 8, and notwithstanding any provisions of this code to the contrary, there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I 3 and 12.26 I 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F and 12.26 I are as follows.

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 and 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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9836. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: *Dennis Cordon* Date: March 03, 2006

DENNIS CORDON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9836

REVIEWED BY: