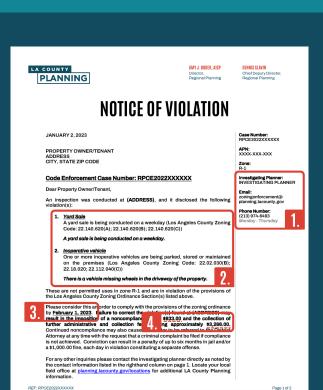
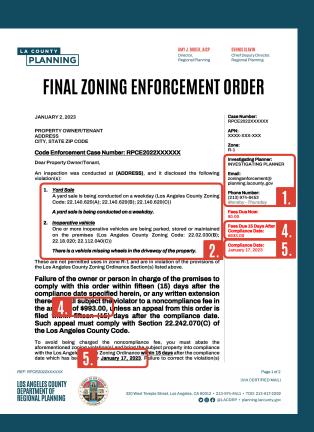
PLANNING



LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING



GUIDE TO ZONING ENFORCEMENT NOTICES

Private properties located in unincorporated Los Angeles County must follow the land use regulations of the Zoning Code (Title 22). Property owners are responsible for ensuring that their property is in compliance with Title 22, and that tenants or others responsible for a property also comply. LA County Planning sends a Notice of Violation (NOV) to the property owner(s), tenant(s), or person(s) living on the property when violations are found onsite.

Please see the following brief summary of the enforcement process notices, and contact Zoning Enforcement staff by email at **zoningenforcement@planning.lacounty.gov**, or by phone at **(213)** 974-6483, for any additional information.

NOTICE OF VIOLATION

Please review the following on the **Notice of Violation (NOV)**:

- 1 The Investigating Planner's contact information.
- 2 The violations and code sections cited, including a specific desciption if additional details are needed.
- 3 The compliance date by which the violation must be corrected (abated), or show progress on resolving.
- 4 Noncompliance Fee and Administrative Penalty Fee that can be imposed if the zoning violations are not corrected.

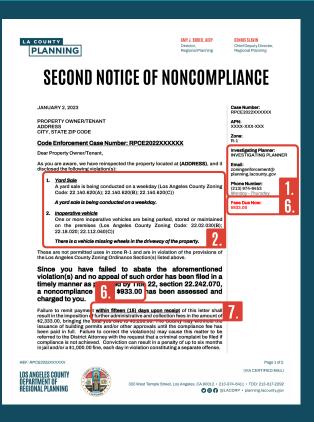
FINAL ZONING ENFORCEMENT ORDER

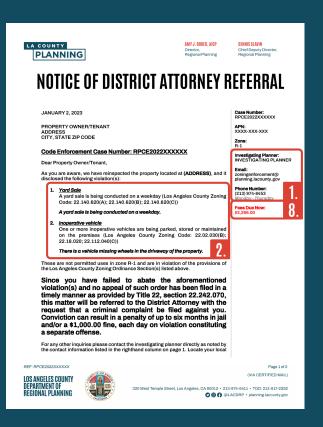
If the zoning violations continue, the Investigating Planner will issue the **Final Zoning Enforcement Order (FZEO)** via Certified Mail or posting on the property.

 New compliance date given. You have fifteen (15) days from this date to request an appeal, request a time extension, or correct all zoning violations.

Appeal of the Final Zoning Enforcement Order

The FZEO can be appealed by any person who received the notice. The appeal must be filed within 15 days after the compliance date and contain written evidence to be considered in the case review, such as documentation that the appellant has applied for the appropriate permit or approval required by Title 22. A Hearing Officer will review the case and may sustain, rescind, or modify the FZEO; however, the Hearing Officer may not revise the code in his or her review of the appeal. The Hearing Officer's appeal decision is final and effective on the decision date and is not subject to further administrative appeal.





SECOND NOTICE OF NONCOMPLIANCE

Failure to correct the violations after the FZEO compliance date results in the issuance of the **Second Notice of Noncompliance** via Certified Mail or posting at the property. This notice is notification that the Noncompliance Fee was assessed and the owner has 15 days to pay the fee. The fee may be paid in person at a field office, by mail, or online. Online payments are by request only and must be invoiced in our EPIC-LA system by staff in order to be paid.

- 6 The assessed Noncompliance Fee.
- 7 Failure to pay the Noncompliance Fee within 15 days of receiving the notice may result in the imposition of an Administrative Penalty Fee.

TIME EXTENSION REQUEST

The person receiving the notice may submit a written time extension request at any time in the process to the Investigating Planner via email, mail, or in-person. Please be sure to indicate the reason a time extension is needed. Time extensions are only given in 30-day increments and may only be granted if you have demonstrated substantial progress.

NOTICE OF DISTRICT ATTORNEY OF COUNTY COUNSEL REFERRAL

If the zoning violations are not corrected by the compliance date in the Second Notice of Noncompliance, a Notice of District Attorney or County Counsel Referral will be mailed. The notice requires immediate payment of applicable fees and penalties and informs the property owner and/or tenant the case is referred to the District Attorney or County Counsel. A lack of compliance at this stage could result in a criminal or civil case being filed in a court of law.

Even if the applicable fines are paid and/or a property owner or tenant is found guilty, the enforcement case will not be closed until compliance with the zoning code has been achieved. Only removal of all violations will result in an active case being closed.

8 • Noncompliance Fee and Administrative Penalty Fee that have been assessed and must be paid.



LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

Visit our website: planning.lacounty.gov/enforcement

