

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 description 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.

- 5 • 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.

LA COUNTY PLANNING

AMY J. BOBEK, AICP
Director, Regional Planning

BENJAMIN SLAVIN
Chief Deputy Director, Regional Planning

NOTICE OF VIOLATION

JANUARY 2, 2023

PROPERTY OWNER/TENANT
ADDRESS
CITY, STATE ZIP CODE

Code Enforcement Case Number: RPCE2022XXXXXX

Dear Property Owner/Tenant,

An inspection was conducted at (ADDRESS), and it disclosed the following violation(s):

- 1. Yard Sale**
A yard sale is being conducted on a weekday (Los Angeles County Zoning Code: 22.140.620(A); 22.140.620(B); 22.140.620(C))
A yard sale is being conducted on a weekday.
- 2. Inoperative vehicle**
One or more inoperative vehicles are being parked, stored or maintained on the premises (Los Angeles County Zoning Code: 22.02.030(B); 22.18.020; 22.112.040(C))
There is a vehicle missing wheels in the driveway of the property.

These are not permitted uses in zone R-1 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

- 3.** Please consider this an order to comply with the provisions of the zoning ordinance by February 1, 2023. Failure to correct the violations by the compliance date will result in the imposition of a noncompliance fee of \$993.00 and the collection of further administrative and collection fees of approximately \$3,268.00. Continued noncompliance may also cause the case to be referred to the District Attorney at any time 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.
- 4.** For any other inquiries please contact the investigating planner directly as noted by the contact information listed in the right-hand column on page 1. Locate your local field office at planning.lacounty.gov/locations for additional LA County Planning information.

REF: RPCE2022XXXXXX

LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

120 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292
@LACDRP • planning.lacounty.gov

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LA COUNTY PLANNING

AMY J. BOBEK, AICP
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FINAL ZONING ENFORCEMENT ORDER

JANUARY 2, 2023

PROPERTY OWNER/TENANT
ADDRESS
CITY, STATE ZIP CODE

Code Enforcement Case Number: RPCE2022XXXXXX

Dear Property Owner/Tenant,

An inspection was conducted at (ADDRESS), and it disclosed the following violation(s):

- 1. Yard Sale**
A yard sale is being conducted on a weekday (Los Angeles County Zoning Code: 22.140.620(A); 22.140.620(B); 22.140.620(C))
A yard sale is being conducted on a weekday.
- 2. Inoperative vehicle**
One or more inoperative vehicles are being parked, stored or maintained on the premises (Los Angeles County Zoning Code: 22.02.030(B); 22.18.020; 22.112.040(C))
There is a vehicle missing wheels in the driveway of the property.

These are not permitted uses in zone R-1 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

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, will subject the violator to a noncompliance fee in the amount of \$993.00, unless an appeal from this order is filed within fifteen (15) days after the compliance date. Such appeal must comply with Section 22.242.070(C) of the Los Angeles County Code.

To avoid being charged the noncompliance fee, you must abate the aforementioned zoning violation(s) and bring the subject property into compliance with the Los Angeles County Zoning Ordinance within 15 days after the compliance date which has been set for **January 17, 2023**. Failure to correct the violation(s) by the compliance date will result in the imposition of a noncompliance fee of \$993.00 and the collection of further administrative and collection fees of approximately \$3,268.00. Continued noncompliance may also cause the case to be referred to the District Attorney at any time 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.

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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 or 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.

LA COUNTY PLANNING

AMY J. ROBEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SECOND NOTICE OF NONCOMPLIANCE

JANUARY 2, 2023

PROPERTY OWNER/TENANT
ADDRESS
CITY, STATE ZIP CODE

Code Enforcement Case Number: RPCE2022XXXXXX

Dear Property Owner/Tenant,

As you are aware, we have reinspected the property located at (ADDRESS), and it disclosed the following violation(s):

- 1. Yard Sale**
A yard sale is being conducted on a weekday (Los Angeles County Zoning Code: 22.140.620(A); 22.140.620(B); 22.140.620(C))
A yard sale is being conducted on a weekday.
- 2. Inoperative vehicle**
One or more inoperative vehicles are being parked, stored or maintained on the premises (Los Angeles County Zoning Code: 22.02.030(B); 22.18.020; 22.112.040(C))
There is a vehicle missing wheels in the driveway of the property.

These are not permitted uses in zone R-1 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Since you have failed to abate the aforementioned violation(s) and no appeal of such order has been filed in a timely manner as provided by Title 22, section 22.242.070, a noncompliance fee of **\$933.00** has been assessed and charged to you.

Failure to remit payment within fifteen (15) days upon receipt of this letter shall result in the imposition of further administrative and collection fees in the amount of \$2,335.00, bringing the total amount due to \$3,268.00. Payment of this fee does not constitute an appeal of the order and does not constitute a request for a time extension. Issuance of building permits and/or other approvals until the compliance fee has been paid in full. Failure to correct the violation(s) 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.

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NOTICE OF DISTRICT ATTORNEY REFERRAL

JANUARY 2, 2023

PROPERTY OWNER/TENANT
ADDRESS
CITY, STATE ZIP CODE

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These are not permitted uses in zone R-1 and are in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Since you have failed to abate the aforementioned violation(s) and no appeal of such order has been filed in a timely manner as provided by Title 22, section 22.242.070, this matter will be referred to the District Attorney with the request that a criminal complaint be filed against you. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day on violation constituting a separate offense.

For any other inquiries please contact the investigating planner directly as noted by the contact information listed in the right-hand column on page 1. Locate your local

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Visit our website:
planning.lacounty.gov/enforcement

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