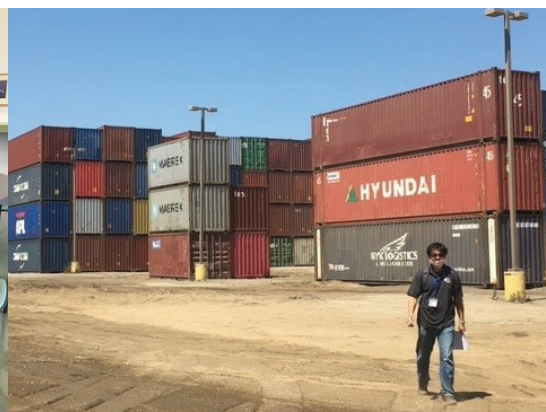




LA County Planning Zoning Enforcement provides code enforcement services to the unincorporated areas of Los Angeles County to ensure compliance with the County's Land Use and Zoning Code (Title 22). Below is the Zoning Enforcement process that occurs when a complaint is received.

- The enforcement process begins with a complaint or referral being reported to Zoning Enforcement. Anyone may submit a complaint about suspected unpermitted zoning activities and/or structures on a property, and all complaint sources remain confidential.
- A case is opened and assigned to an Investigating Planner. An inspection will be conducted within one to two weeks of receiving the complaint. A delay in inspecting the property may occur if there are safety concerns and/or law enforcement support is required.
- If violations are observed, a **Notice of Violation (NOV)** letter will be sent to the property owner(s) and/or person(s) responsible for the violations to give them an opportunity to correct (abate) the zoning violations(s). When a notice is received, it is very important for the responsible person(s) to contact the Investigating Planner right away to confirm how to reach compliance. Please see the **GUIDE TO ZONING ENFORCEMENT NOTICES** Flyer for more information.
- After thirty (30) days, the Investigating Planner will reinspect the property. If the violation(s) have been resolved, no further action is taken and the case is closed.
- If the violation(s) have not been resolved, a **Final Zoning Enforcement Order (FZEO)** is issued. The **FZEO** instructs the property owner(s) and/or person(s) responsible for the zoning violations that they have fifteen (15) days to correct the violation(s). The **FZEO** also provides instructions in how to appeal the **FZEO**.
- An **appeal** may be requested within 15 days from the compliance date listed in the **FZEO**. The request must be in writing and sent by mail or email and include the reason for the appeal. The **appeal** will be reviewed by a Hearing Officer who may sustain, rescind, or modify the **FZEO**. The Hearing Officer's decision on the appeal is final and effective on the date of the decision and is not subject to further administrative appeal.
- If the property owner and/or tenant demonstrates a willingness to correct zoning violation(s) and achieve compliance, **time extensions** to comply may be granted throughout the process.

- After the FZEO appeal period ends, the Investigating Planner will reinspect to observe if there has been progress made in correcting the violations. If the violations were resolved, the case is closed.
- Failure to abate the violations may result in the imposition of a Noncompliance Fee after issuance of the **Second Notice of Noncompliance** notice. Continued noncompliance may result in the imposition of an Administrative Penalty fee. Any remaining violations must still be removed once the fees are paid in order for the case to be closed.
- Continued noncompliance may result in the case being referred to the **District Attorney** or **County Counsel** for the filing of a criminal or civil case and may lead to the property owner(s) and/or person(s) responsible being sentenced to jail in addition to paying all applicable fines and complete abatement of all zoning violations on the property.
- Where a violation poses an immediate threat to public health or safety, or where the violation is a repeat offense, the 30-day notice and compliance periods described above may be waived.
- This process may take anywhere from 30 days to several months depending on the nature of the violation(s), compliance steps taken by a property owner, or pending legal matters.



## HOW TO REPORT A VIOLATION

Report a complaint using any of the following:

### PHONE

LA County 24/7 Hotline: **211**

LA County Planning: **(213) 974-6453, (213) 974-6483**

### EMAIL

[zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov)

### MOBILE APP

Download *The Works* Mobile Application

For more information and to download the app, visit:  
[dpw.lacounty.gov/theworks](http://dpw.lacounty.gov/theworks)

### MAIL

LA County Planning, Zoning Enforcement Section  
320 West Temple Street  
Los Angeles, CA 90012

## CONTACT US

If you would like an update about your complaint or enforcement case on your property, contact the Investigating Planner assigned to the enforcement case.

Please use the contact information to the left, or visit the Contact page on our website:

- [planning.lacounty.gov/staff-directory](http://planning.lacounty.gov/staff-directory)

If you would like more information about land use and zoning codes, zoning enforcement, the most common types of violations observed in unincorporated LA County, please visit:

- [planning.lacounty.gov/enforcement](http://planning.lacounty.gov/enforcement)



## LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

320 West Temple Street, Los Angeles, CA 90012

T: (213) 974-6411 - F: (213) 626-0434 - TDD: (213) 617-2292

Visit our website:  
[planning.lacounty.gov/enforcement](http://planning.lacounty.gov/enforcement)

