




LOS ANGELES FIRE DEPARTMENT

KRISTIN M. CROWLEY
FIRE CHIEF

October 24, 2022

BOARD OF FIRE COMMISSIONERS
FILE NO. 22-115

TO: Board of Fire Commissioners

FROM:  Kristin M. Crowley, Fire Chief

SUBJECT: PROPOSED DECISION AND RECOMMENDATION FOR THE 2021
NON-COMPLIANCE FEE APPEALS

FOR FINAL ACTION:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Corrections	<input type="checkbox"/> Withdrawn
	<input type="checkbox"/> Denied	<input type="checkbox"/> Received & Filed	<input type="checkbox"/> Other

SUMMARY

The Fire Department enforces the Fire Code through the inspection process. Properties or businesses found not in compliance with the Fire Code during the initial inspection, a notice of non-compliance is issued indicating the violations found during the inspection.

A follow-up inspection is conducted and if the nuisance has not been abated, then a second notice is issued. At this point, the property owner is subjected to a non-compliance fee. Each property/business owner is given an opportunity to challenge the imposed non-compliance fee by completing a questionnaire and submitting it to the Fire Department.

RECOMMENDATIONS

That the Board:

1. Approve the Hearing Officers "Proposed Decision and Recommendations." (Attachment 1)
2. Direct the Fire Department to mail the notification letter, "Granted" (Attachment 2) or "Denied" (Attachment 3), to the property/business owner regarding the Board of Fire Commissioners findings, conclusion and proposed assessment.
3. Direct the Fire Department to complete all accounting transactions.
4. Direct the Department to forward the unpaid Non-compliance Inspection Fee to the Los Angeles County Tax Collector for placement on the Los Angeles County 2023 Property Tax rolls.

FISCAL IMPACT

The Non-compliance Assessment Fee of \$668.00 is assessed once a property owner fails to comply by their scheduled due date or re-inspection. For the 2021 Brush Clearance Season, 717 appeal requests were received from property owners electing to appeal their assessment, 42 appeals were granted.

The total amount of Non-compliance Assessment Fees revenue is \$450,900.00.

DISCUSSION

This year the Fire Department received 717 completed questionnaires from property owners. The Board of Fire Commissioners designees have reviewed the questionnaires and have prepared the "Proposed Decision and Recommendation." The Board of Fire Commissioners has the authority to modify or rescind the fees, or impose and require the owner to pay the fee. In regards to the non-compliance fee appeals, the Board of Fire Commissioners' determination is final.

CONCLUSION

Upon approval of this report by the Board of Fire Commissioners, the 2021 Non-compliance Inspection Fee Appeals will be completed. Any unpaid invoices can be forwarded to the Los Angeles County Tax Collector for placement on the 2023 Property Tax rolls.

Board report was prepared by Bryan R. Nassour, Captain I, Brush Clearance Unit.

Attachments:

- Attachment 1: Proposed Decision and Recommendation
- Attachment 2: Notification Letter - "Granted"
- Attachment 3: Notification Letter - "Denied"

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5558028009	SUTHERLAND CAMERON AND STIENING JORGAN V	FS 41	647
5558028010	EMANUEL LEVY	FS 41	648
5562009006	CAVALLACCI,AMANDA TR PRIMO TRUST	FS 97	649
5562014016	DUBINA ARTS LLC C/O SALIM LAHOUD	FS 97	650
5562015006	POURZANJANI,FARNAZ TR FARNAZ POURZANJANI TRUST	FS 97	651
5562015007	POURZANJANI,FARNAZ TR	FS 97	652
5562019015	ZUMBA EUROPE BV	FS 97	653
5564009017	GATI ROBERT L	FS 97	654
5565012051	CIPES,GREGORY	FS 97	655
5565019027	ARZEROUNIAN,AIDA A	FS 97	656
5565020029	GHALILI SHAHRAM AND ESTER	FS 97	657
5565021038	NASH,J BRIAN TR	FS 97	658
5565024052	WALKER,MICHAEL W AND	FS 97	659
5569008028	TVERSKOY FAMILY TRUST	FS 97	660
5569028001	MACRAE,PAUL D	FS 97	661
5569031011	SWEARINGER,WILLIAM F II	FS 41	662
5569031012	HADEN,DONALD D CO TR R AND D HADEN TRUST AND DIXON,DONALD D JR	FS 41	663
5570016007	TORREYSON HOLDINGS LLC	FS 97	664
5575004001	PHENIX CARLOS P AND JESS P	FS 27	665
5575004019	ISRAEL LEVY	FS 27	666
5575005005	1930 WHITLEY LLC	FS 27	667
5575005009	DUNCAN FOSTER INTERNATIONAL	FS 27	668
5577027014	HOWARD,JOEL T AND HEIDI A TRS HOWARD FAMILY TRUST	FS 27	669

5577030005	JAMES M MOSELEY	FS 27	670
5577030006	MITCH MOSELEY	FS 27	671
5577030007	MOSELEY JAMES M	FS 27	672
5577035037	LOAN FUNDING GROUP LLC	FS 76	673
5579010021	MINNIE BROWN	FS 76	674
5579021028	BARHAM GROUP LLC	FS 76	675
5579030025	ALEMOZAFFAR,MEHRDAD TR MEHRDAD ALEMOZAFFAR TRUST	FS 76	676
5579032001	POLPANTU, PLERNPIT	FS 76	677
5579035014	NATHAN LANG	FS 76	678
5579036016	MEEK,NEVA M AND	FS 76	679
5580004011	BLECHER,MARC H AND IRENE S	FS 82	680
5580021024	ESFAHANI NASRIN AND DORIN	FS 82	681
5581020003	HANNA,STEVEN C TR STEVEN C HANNA TRUST	FS 82	682
5582011004	BERNARDY TIMOTHY J JR	FS 82	683
5582011008	DOUGLAS,STUART AND JENNIFER	FS 82	684
5582018008	SANG P SHIN	FS 82	685
5582023013	SHARIAT FAR AND COLLEEN	FS 82	686
5583010003	BEHNAM,BLAKE AND HALEY TRS BEHNAM FAMILY TRUST	FS 82	687
5583017013	ALEKSICH,ZORAN AND DANIELA	FS 82	688
5585007021	HALLINAN,EDA G	FS 82	689
5585023011	GOLDSTEIN,DAVID TR GOLDSTEIN TRUST	FS 82	690
5586001018	HAMER KYLE	FS 82	691
5586011011	YANG SHUQING AND MAIOLIHUA C/O FRANCIS JI CHANG LIHUA C/O FRANCIS JI CHANG YANG	FS 82	692
5587003013	STANSFIELD,CLAIRE	FS 82	693
5587006025	PHYLLIS K AARONSON	FS 82	694
5587007026	BRANDENSTEIN,AUGUST J TR TOOTH HURTY TRUST	FS 82	695
5587014017	JOHNSON,TAMARA M AND LUKE	FS 82	696
5587021025	SHEA,MARINA TR MARINA SHEA TRUST	FS 82	697
5587022008	ST ANDREWS PLACE LLC	FS 82	698
5587028002	KINKEN SAMUEL AND SUMMERTON EMMELINE	FS 82	699
5587028019	ADAM WEISS	FS 82	700
5588008001	ELATTAR,OSAMAH AND SOHEIR TRS O A AND S K ELATTAR TRUST	FS 35	701
5588009021	KANTARJIAN,HARRY AND MARY TRS KANTARJIAN TRUST AND KANTARJIAN,T T KANTARJIAN TRUST	FS 35	702
5588032024	BARSEGHIAN,HARRY AND ALVARD TRS BARSEGHIAN FAMILY TRUST AND BARSEGHIAN,A TR YERANIK TRUST	FS 35	703
5591006013	BREITENGROSS,CHARMAINE	FS 56	704
5591006014	BURANA CHOW FAMILY TRUST	FS 56	705

5592012034	RONGO GROUP INC	FS 56	706
5592013040	CHAD H GRIFFIN	FS 56	707
5592015006	BRAEBURN LLC	FS 56	708
5592020027	RICHARD MARIN	FS 56	709
5669008006	BARRETO EMIDGIA C	FS 42	710
5669022015	MORIN,ARMAND C AND SANDRA L	FS 42	711
5683018011	MORODAK MEAS	FS 55	712
5683020014	COHEN,ADAM J CO TR CODDINGTON COHEN TRUST	FS 42	713
5684008024	PAJA,WILLIAM	FS 55	714
5684019022	SOTOMAYOR,RODOLFO AND MARY TRS R AND M SOTOMAYOR TRUST	FS 55	715
5684024020	VILLARREAL,JOHN G AND BERGNER,JANET D	FS 55	716
5684036026	ALI IMRAAN A AND MOCHIZUKI AKI S	FS 55	717

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 09:00 COUNCIL DISTRICT: FS 106
NAME: MARKHOVSKY FELIX (TE)
MAILING ADDRESS: 14630 SPRINGER CT
SARATOGA CA 95070
SITUS ADDRESS: 8412 STARKLAND AVE
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2005020001** / INVOICE NO: BN220000010

SUBSTANCE OF PROTEST

Appellant stated they removed the hazards from their property after receiving the initial and second notices of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 08:30 COUNCIL DISTRICT: FS 106
NAME: CHASSMAN, LEONARD F CO TR CHASSMAN TRUST
MAILING ADDRESS: 23750 NADIR ST
WEST HILLS CA 91304
SITUS ADDRESS: 23750 NADIR ST
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2005021006** / INVOICE NO: BN220000013

SUBSTANCE OF PROTEST

Appellant stated the hazards were removed after each inspection notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: FRANKLIN, KENNETH AND JULIET
MAILING ADDRESS: 8774 AZUL CIRCLE
WEST HILLS CA 91304 USA
SITUS ADDRESS: 8774 AZUL CIR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017004052** / INVOICE NO: BN220000019

SUBSTANCE OF PROTEST

Appellant states they weren't initially aware that a palm tree was their responsibility and that once they did know, they had it removed.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 12:30 COUNCIL DISTRICT: FS 106
NAME: ASHRAF S GHOBRIAL
MAILING ADDRESS: 18166 CHARDON CIR
ENCINO CA 91316
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2017016042** / INVOICE NO: BN220000023

SUBSTANCE OF PROTEST

Appellant claimed that property was cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 13:00 COUNCIL DISTRICT: FS 106
NAME: DOWDS,GORDON W TR GDOWDS TRUST
MAILING ADDRESS: 6605 COLLINGSWORTH ST
LAS VEGAS NV 89131
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2017017035** / INVOICE NO: BN220000024

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: DOCHET CAREY, JACQUELINE P TR
MAILING ADDRESS: 8679 VALLEY FLORES DRIVE
WEST HILLS CA 91307 USA
SITUS ADDRESS: V/L NE OF 8684 North VALLEY FLORES DR
WEST HILLS CA 91304
ASSESSOR'S ID NO: **2017018032** / INVOICE NO: BN220000028

SUBSTANCE OF PROTEST

Appellant states that this parcel passed compliance with two other adjoining parcels.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: WHITING,ANTONY R
MAILING ADDRESS: 08650 LIMEROCK TRL
WEST HILLS CA 91304
SITUS ADDRESS: 8650 LIMEROCK TRL
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017018044** / INVOICE NO: BN220000030

SUBSTANCE OF PROTEST

Appellant states that they received no notices regarding noncompliance and feels there may be some discrepancy with his property line.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 08:45 COUNCIL DISTRICT: FS 106
NAME: HAJAHALE RICHARD R
MAILING ADDRESS: 8479 VALLEY FLORES DR
WEST HILLS CA 91304
SITUS ADDRESS: 8479 VALLEY FLORES DR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017022038** / INVOICE NO: BN220000033

SUBSTANCE OF PROTEST

Appellant states that the hazard is a protected tree that they tried to save and then applied for a permit to remove in August, which the city approved in September. Appellant stated the permit was delayed by COVID.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. The first inspection was in May and Appellant had adequate time to get a permit and remove the hazard by the second inspection.

Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: VOOSOOGHI, DAVID CO TR VOOSOOGHI AND GHAZNAVI TRUST
MAILING ADDRESS: 5925 NEVADA AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 23916 1/2 LOS ROSAS ST
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017025055** / INVOICE NO: BN220000037

SUBSTANCE OF PROTEST

Appellant claims not to have received the first and second Notices of Noncompliance. However, the record shows that the Notices were mailed and were not returned.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant confirms that clearance was not completed until 5/10/2022. This was after the Second Notice of Noncompliance was issued on 7/29/2021. Therefore, the assessment is proper.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: BILL BIETA
MAILING ADDRESS: 7729 GRAYSTONE DR
WEST HILLS CA 91304
SITUS ADDRESS: 7729 GRAYSTONE DR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017027018** / INVOICE NO: BN220000039

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and upon getting a second notice, they hired a contractor to remove all hazards but had issues with their neighbor which impeded progress. Appellant also states the assessment is a financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 9, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: HOLAK,JOHN T AND LAURA D TRS HOLAK FAMILY TRUST
MAILING ADDRESS: 24574 STONEGATE DR
WEST HILLS CA 91304
SITUS ADDRESS: 24574 STONEGATE DR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017030027** / INVOICE NO: BN220000042

SUBSTANCE OF PROTEST

Appellant states they never received any notices regarding brush clearance after they moved to the property in 2020.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Records show that Appellant contacted LAFD regarding the second notice, showing they did receive notice and the first notice was mailed to the same address as the second notice received. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: CHARLOTTE L LOOY
MAILING ADDRESS: 24566 OVERLAND DR
WEST HILLS CA 91304
SITUS ADDRESS: 24566 OVERLAND DR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017030032** / INVOICE NO: BN220000043

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice and that their mother died in May 2021 and they inherited the house in December 2021 and had the hazards cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 1, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: GREENBERG MORRIS
MAILING ADDRESS: 24574 OVERLAND DR
WEST HILLS CA 91304
SITUS ADDRESS: 24574 OVERLAND DR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017030033** / INVOICE NO: BN220000044

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and upon receiving a second notice, they immediately hired a contractor to remove all hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: MC GOWAN, ARTHUR JR AND YOLANDE
MAILING ADDRESS: 24632 STAGG ST
WEST HILLS CA 91304
SITUS ADDRESS: 24632 STAGG ST
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017032004** / INVOICE NO: BN220000045

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance due to issues with mail delivery but immediately hired a contractor to remove hazards upon receipt of second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 10:30 COUNCIL DISTRICT: FS 106
NAME: ECHOLS, MARK CO TR MARK AND LIORA ECHOLS TRUST
MAILING ADDRESS: 7511 PENOBSCOT DR
WEST HILLS CA 91304 USA
SITUS ADDRESS: 7511 PENOBSCOT DR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017032027** / INVOICE NO: BN220000047

SUBSTANCE OF PROTEST

Appellant states that they never received their initial notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. No return mail was received. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 13:30 COUNCIL DISTRICT: FS 106
NAME: WU,XIAOZHOU AND YANG,PEIJING
MAILING ADDRESS: 24601 OVERLAND DR
WEST HILLS CA 91304
SITUS ADDRESS: 24601 OVERLAND DR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2017032029** / INVOICE NO: BN220000048

SUBSTANCE OF PROTEST

Appellant claimed property was cleared

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: SAHYOUNI, ELIAS G AND SONIA S
MAILING ADDRESS: 23730 JUSTICE ST
WEST HILLS CA 91304
SITUS ADDRESS: 23730 JUSTICE ST
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2020010049** / INVOICE NO: BN2200000051

SUBSTANCE OF PROTEST

Appellant states they were making repairs and did not have hazards. Appellant also states the LAFD inspector wasn't wearing a mask when they visited as seen per video and was looking over their gate without permission.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: LEE JA HYUNG AND SHIN Y AND JANE I
MAILING ADDRESS: 24014 STAGG ST
WEST HILLS CA 91304
SITUS ADDRESS: 24009 STAGG ST
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2020027014** / INVOICE NO: BN2200000053

SUBSTANCE OF PROTEST

Appellant states they addressed the hazards in their first notice and that the second notice was in regards to a neighbor's tree that they ultimately trimmed.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: MANDELL, JONATHAN AND KAREN
MAILING ADDRESS: 24042 INGOMAR ST
CANOGA PARK CA 91304
SITUS ADDRESS: 24042 INGOMAR ST
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2020027035** / INVOICE NO: BN2200000056

SUBSTANCE OF PROTEST

Appellants states they have a large property and it took them great effort and expense to clear it after receiving their notices. Appellant alerted LAFD staff that they would not be making the deadlines and says they were told not to worry about it.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: NEWHOUSE, JONI S AND PETER R TRS JONI AND PETER NEWHOUSE TRUST
MAILING ADDRESS: 23925 STRATHERN ST
WEST HILLS CA 91304
SITUS ADDRESS: 23925 STRATHERN ST
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2020030029** / INVOICE NO: BN220000058

SUBSTANCE OF PROTEST

Appellant states that they have always cleared their brush and the noncompliance notice was for an overhanging tree that they have never been told to clear before.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: KATZMAN, ELLEN TR ELLEN KATZMAN TRUST
MAILING ADDRESS: 24108 DEQUINCY CT
WEST HILLS CA 91304
SITUS ADDRESS: 24108 DEQUINCY CT
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2020031028** / INVOICE NO: BN2200000060

SUBSTANCE OF PROTEST

Appellant states that they sent a copy of the receipt for their brush clearance to LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: ALHAJ,DANI
MAILING ADDRESS: 21926 VENTURA BLVD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 7217 BERNADINE AVE
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2027011016** / INVOICE NO: BN220000062

SUBSTANCE OF PROTEST

Appellant did not state a reason for their appeal.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 14, 2022 10:30 COUNCIL DISTRICT: FS 106
NAME: HERMAN SADELI
MAILING ADDRESS: 23647 SANDALWOOD ST
WEST HILLS CA 91307
SITUS ADDRESS: 23647 SANDALWOOD ST
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2027015023** / INVOICE NO: BN220000064

SUBSTANCE OF PROTEST

Appellant states they cleared their brush as required and that some of the brush was on their neighbor's property.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 15:00 COUNCIL DISTRICT: FS 106
NAME: FRAZIER HAROLD E AND FARRIS DENISE
MAILING ADDRESS: 23648 DEL CERRO CIR
CANOGA PARK CA 91304
SITUS ADDRESS: 23648 DEL CERRO CIR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2027016013** / INVOICE NO: BN220000067

SUBSTANCE OF PROTEST

Appellant did not own property at time notices were sent.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached
The issue regarding ownership of the property and the assessment was an issue for escrow.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: GREGORY A JONES
MAILING ADDRESS: 23741 DEL CERRO CIR
WEST HILLS CA 91304
SITUS ADDRESS: 23741 DEL CERRO CIR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2027016020** / INVOICE NO: BN220000068

SUBSTANCE OF PROTEST

Appellant states they keep their brush cleared but their neighbor's tree hangs over their property and they won't trim it even though they've spoken to them.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: LEE,DANIEL AND SPEARS,KELLY
MAILING ADDRESS: 7558 POMELO DRIVE
WEST HILLS CA 91304 USA
SITUS ADDRESS: 7558 POMELO DR
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2027016031** / INVOICE NO: BN220000070

SUBSTANCE OF PROTEST

Appellant states a divorce and covid delayed clearance but they later hired someone to clear it after the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 08:30 COUNCIL DISTRICT: FS 106
NAME: SHPALL, MARK H AND TAMMY A TRS SHPALL FAMILY TRUST
MAILING ADDRESS: 23775 HARWICH PL
WEST HILLS CA 91307
SITUS ADDRESS: 23775 HARWICH PL
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2027021009** / INVOICE NO: BN220000073

SUBSTANCE OF PROTEST

Appellant states they cleared their brush and to address their notice of noncompliance they later removed the cuttings.

DEPARTMENT INFORMATION

First Inspection performed on: May 16, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 09:15 COUNCIL DISTRICT: FS 106
NAME: TRAN,TOMMY AND PHAM,TUYEN
MAILING ADDRESS: 7375 POMELO DRIVE
WEST HILLS CA 91307 USA
SITUS ADDRESS: 7375 POMELO DR
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2027022022** / INVOICE NO: BN220000075

SUBSTANCE OF PROTEST

Appellant asserts they tried to comply with the removal requirements and claims financial hardship and seeks relief from the reinspection fees.

DEPARTMENT INFORMATION

First Inspection performed on: June 25, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 106
NAME: XU,H NORMAN CO TR XU AND PEI FAMILY TRUST
MAILING ADDRESS: 7629 ASHTON CT
WEST HILLS CA 91304
SITUS ADDRESS: 7629 ASHTON CT
LOS ANGELES CA 91304
ASSESSOR'S ID NO: **2027040006** / INVOICE NO: BN220000076

SUBSTANCE OF PROTEST

Appellant states they were seriously injured while clearing their property which delayed full clearance until they could hire someone to finish the job.

DEPARTMENT INFORMATION

First Inspection performed on: June 23, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: DJALAL KASSAI
MAILING ADDRESS: 7130 ATHELING WAY
WEST HILLS CA 91307
SITUS ADDRESS: 7130 ATHELING WAY
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028018008** / INVOICE NO: BN220000078

SUBSTANCE OF PROTEST

Appellant states they received no notices and claim financial hardship and can't afford the assessment.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 09:30 COUNCIL DISTRICT: FS 105
NAME: SCOTT AND BETH NEWMAN
MAILING ADDRESS: 23348 Balmoral LN
LOS ANGELES CA 91307 USA
SITUS ADDRESS: 23348 BALMORAL LN
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028020022** / INVOICE NO: BN220000002

SUBSTANCE OF PROTEST

Appellant asserts they purchased the property in April 2021 and the inspection notices went to the prior owners.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: LALLY, JASON
MAILING ADDRESS: 07106 HELMSDALE RD
WEST HILLS CA 91307
SITUS ADDRESS: 7106 HELMSDALE RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028022008** / INVOICE NO: BN220000084

SUBSTANCE OF PROTEST

Appellant states they never received a first notice and complained to LAFD upon receiving a second notice. After the second notice, they hired a contractor to remove the hazards and feels the assessment is unfair.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 14:00 COUNCIL DISTRICT: FS 105
NAME: MACINTYRE,JEFF S AND
MAILING ADDRESS: 7020 ERICA CIR
WEST HILLS CA 91307 USA
SITUS ADDRESS: 7020 ERICA CIR
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028022030** / INVOICE NO: BN220000085

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: ANOOSHEH,FERA
MAILING ADDRESS: 7136 FOREST HILLS ROAD
WEST HILLS CA 91307 USA
SITUS ADDRESS: 7136 FOREST HILLS RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028023023** / INVOICE NO: BN220000087

SUBSTANCE OF PROTEST

Appellant states they never received a first notice of noncompliance and immediately hired a contractor to remove all hazards after getting the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: SERGEY AND EPSHTEYN
MAILING ADDRESS: 10061 RIVERSIDE DR UNIT 541
TOLUCA LAKE CA 91602 USA
SITUS ADDRESS: 7131 HELMSDALE RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028024009** / INVOICE NO: BN220000091

SUBSTANCE OF PROTEST

Appellant states they never received a first notice of noncompliance and hired a contractor to remove all hazards, some of which they say were dumped on their property by a neighbor.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 08:15 COUNCIL DISTRICT: FS 105
NAME: CHRISS JIMMY AND SHERROD JANICE M
MAILING ADDRESS: 7035 HELMSDALE RD
WEST HILLS CA 91307
SITUS ADDRESS: 7035 HELMSDALE RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028024019** / INVOICE NO: BN220000092

SUBSTANCE OF PROTEST

Appellant states that they had cancer surgery last year and funds were tight. Furthermore, they weren't aware of the brush clearance requirements and after receiving several quotes, they went with their own gardener.

DEPARTMENT INFORMATION

First Inspection performed on: April 28, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below. Financial hardship is not a legal basis to dismiss the assessment.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 9, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: JANE W COHEN
MAILING ADDRESS: 7018 DARNOC WAY
WEST HILLS CA 91307
SITUS ADDRESS: 7018 DARNOC WAY
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028024040** / INVOICE NO: BN220000094

SUBSTANCE OF PROTEST

Appellant states the situation was mitigated at great personal expense.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: CALDARA, EDWARD M AND KEEY B
MAILING ADDRESS: 7149 DARNOC WAY
WEST HILLS CA 91307 USA
SITUS ADDRESS: 7149 DARNOC WAY
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028025003** / INVOICE NO: BN220000096

SUBSTANCE OF PROTEST

Appellant states they did not receive their notices by mail and feel the LAFD has the wrong address for them. Further, they had the hazards cleared once they were aware of the noncompliance issues.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: WAGNER,DEBRA R
MAILING ADDRESS: 24054 HIGHLANDER RD
WEST HILLS CA 91307
SITUS ADDRESS: 24054 HIGHLANDER RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028028020** / INVOICE NO: BN2200000099

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and states that if they had, they would have taken care of things before receiving a second notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. The second notice went to the same address as the first notice. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 14:30 COUNCIL DISTRICT: FS 105
NAME: KAO, ARCHIE D AND
MAILING ADDRESS: 24107 HIGHLANDER RD
WEST HILLS CA 91307
SITUS ADDRESS: 24107 HIGHLANDER RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028030010** / INVOICE NO: BN220000100

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 09:45 COUNCIL DISTRICT: FS 105
NAME: BARBARA M PIPER
MAILING ADDRESS: 24112 HIGHLANDER RD
WEST HILLS CA 91307
SITUS ADDRESS: 24112 HIGHLANDER RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028035003** / INVOICE NO: BN220000102

SUBSTANCE OF PROTEST

Appellant states that they are elderly and not tech savvy. The removal of a hazard was delayed by the tree removal service they hired. Financial hardship is claimed.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: MR & MRS HANSON
MAILING ADDRESS: 7123 POMELO DR
WEST HILLS CA 91307 USA
SITUS ADDRESS: 7123 POMELO DR
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028041009** / INVOICE NO: BN220000106

SUBSTANCE OF PROTEST

Appellant states they never received a first notice and if they had, they would have addressed their brush clearance before getting a second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. The first notice went to the same address that the second notice was sent to, which was received by Appellant. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: SHUBEN ALLAN
MAILING ADDRESS: 7144 ROCK RIDGE TER
WEST HILLS CA 91307
SITUS ADDRESS: 7144 ROCK RIDGE TER
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028041020** / INVOICE NO: BN220000107

SUBSTANCE OF PROTEST

Appellant states that they take brush clearance very seriously and immediately started clearing the hazards after receiving a notice of noncompliance. It took them awhile to find the right contractor to do the work but it was eventually completed.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: YEDIDIA, AARON AND YAKIRA TRS YEDIDIA FAMILY TRUST
MAILING ADDRESS: 7148 ROCKRIDGE TER
WEST HILLS CA 91307
SITUS ADDRESS: 7148 ROCKRIDGE TER
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028041021** / INVOICE NO: BN220000108

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their hazards after the first notice but the contractor got COVID and it took some time to get another and then Appellant got COVID and they have lost significant income due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: April 28, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: GORDON,DORIS TR DORIS GORDON TRUST
MAILING ADDRESS: 7054 MIDDLESBURY RIDGE CIR
WEST HILLS CA 91307
SITUS ADDRESS: 7054 MIDDLESBURY RIDGE CIR
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028042008** / INVOICE NO: BN220000109

SUBSTANCE OF PROTEST

Appellant states they are elderly and were only able to hire a contractor after the second notice of noncompliance. Appellant claims financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: FEINGOLD, JOSEPH AND ESTHER TRS FEINGOLD FAMILY TRUST
MAILING ADDRESS: 7120 POMELO DR
WEST HILLS CA 91307
SITUS ADDRESS: 7120 POMELO DR
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028042021** / INVOICE NO: BN220000111

SUBSTANCE OF PROTEST

Appellant states they are on a fixed income and had to take out a loan to remove the hazards and the loan took time to process.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 10:00 COUNCIL DISTRICT: FS 105
NAME: DENG, LIYING CO TR LEI DENG FAMILY TRUST
MAILING ADDRESS: 6940 NEWGATE RD
WEST HILLS CA 91307
SITUS ADDRESS: 6940 NEWGATE RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028044012** / INVOICE NO: BN220000114

SUBSTANCE OF PROTEST

Appellant states that they did not receive a first notice of inspection. Once they were aware by the second notice, they worked to clear the hazard. Appellant states they were unemployed due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: TEETER, MICHAEL AND DEBORAH
MAILING ADDRESS: 7053 MIDDLESBURY RIDGE CIR
WEST HILLS CA 91307
SITUS ADDRESS: 7053 MIDDLESBURY RIDGE CIR
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028046009** / INVOICE NO: BN220000120

SUBSTANCE OF PROTEST

Appellant states they received no first notice but immediately hired a contractor to remove all hazards after receiving a second notice. Appellant states the LAFD may have confused a neighbor's tree as being on their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: MAY MIRANDA E
MAILING ADDRESS: 7034 MIDDLESBURY RIDGE CIR
WEST HILLS CA 91307
SITUS ADDRESS: 7034 MIDDLESBURY RIDGE CIR
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2028047005** / INVOICE NO: BN220000122

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: May 11, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: SHEIKHVAND, BIJAN AND HAIDEH
MAILING ADDRESS: 24554 GARDENSTONE LN
WEST HILLS CA 91307
SITUS ADDRESS: 24554 GARDENSTONE LN
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2031006070** / INVOICE NO: BN220000127

SUBSTANCE OF PROTEST

Appellant states that they removed the dead palm fronds from the trees in front of their house in December 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: LAMPERT,JEFFREY AND KELLY L
MAILING ADDRESS: 24543 HEAVENLY CT
WEST HILLS CA 91307
SITUS ADDRESS: 24543 HEAVENLY CT
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2031014021** / INVOICE NO: BN220000129

SUBSTANCE OF PROTEST

Appellant states that the area in noncompliance is maintained by their homeowner's association.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: RENA A KAUFMAN
MAILING ADDRESS: 24539 HEAVENLY CT
WEST HILLS CA 91307
SITUS ADDRESS: 24539 HEAVENLY CT
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2031014022** / INVOICE NO: BN220000130

SUBSTANCE OF PROTEST

Appellant states that the responsible party for hazard clearance should be their HOA, which is assessing the situation.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: GABAY,ZIV
MAILING ADDRESS: 6444 ANTIGUA PL
WEST HILLS CA 91307
SITUS ADDRESS: 6444 ANTIGUA PL
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2032005018** / INVOICE NO: BN220000134

SUBSTANCE OF PROTEST

Appellant states they sold the house in November 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: SABOORY, ABDUL A
MAILING ADDRESS: 06214 ELLENVIEW AVE
WEST HILLS CA 91307
SITUS ADDRESS: 6214 ELLENVIEW AVE
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2032008003** / INVOICE NO: BN220000137

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: May 12, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 10:15 COUNCIL DISTRICT: FS 105
NAME: SHMULIK PELER
MAILING ADDRESS: 16830 VENTURA BLVD 500
ENCINO CA 91436
SITUS ADDRESS: 24654 EILAT ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2032022022** / INVOICE NO: BN220000141

SUBSTANCE OF PROTEST

Appellant states they rent the property and coordinate the brush clearance on behalf of the owner. Appellant states they hired three different contractors at different times to clear the brush.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: REBIBO FAMILY TRUST
MAILING ADDRESS: 6469 VALLEY CIRCLE TER
WEST HILLS CA 91307
SITUS ADDRESS: 6469 VALLEY CIRCLE TER
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2032024026** / INVOICE NO: BN220000144

SUBSTANCE OF PROTEST

Appellant states they sent in their check and it was cashed.

DEPARTMENT INFORMATION

First Inspection performed on: May 29, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: NOORI JALAL AND ABBASSI FARZANEH
MAILING ADDRESS: 24400 GILMORE ST
WEST HILLS CA 91307
SITUS ADDRESS: 24400 GILMORE ST
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2032025046** / INVOICE NO: BN220000147

SUBSTANCE OF PROTEST

Appellant states that they have health issues that delayed removal of the hazards and ask for relief from the assessment.

DEPARTMENT INFORMATION

First Inspection performed on: May 12, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 10:45 COUNCIL DISTRICT: FS 105
NAME: NAMI, BEN B AND LORRAINE
MAILING ADDRESS: 24840 EILAT ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 24840 EILAT ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2032026035** / INVOICE NO: BN220000148

SUBSTANCE OF PROTEST

Appellant states they never received a first notice of noncompliance and cleared the property within 10 days of receiving the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: BASS, GERALD AND CANDICE E TRS BASS FAMILY TRUST
MAILING ADDRESS: 06114 PASEO LA VISTA
WOODLAND HILLS CA 91367
SITUS ADDRESS: 6114 PASEO LA VISTA
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2032030043** / INVOICE NO: BN220000150

SUBSTANCE OF PROTEST

Appellant stated they did not receive a first notice and that they paid their original fee which they are trying to clear up with a collection agency.

DEPARTMENT INFORMATION

First Inspection performed on: May 12, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: ADEL,AHMAD CO TR ADEL TRUST
MAILING ADDRESS: 24793 WOODDED VISTA
WEST HILLS CA 91307
SITUS ADDRESS: 24793 WOODDED VISTA RD
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2032031003** / INVOICE NO: BN220000151

SUBSTANCE OF PROTEST

Appellant states the property is maintained by a gardener weekly and disputes that their plants are fire hazards.

DEPARTMENT INFORMATION

First Inspection performed on: May 12, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 11:00 COUNCIL DISTRICT: FS 105
NAME: MOHAMMED D SAWEZ
MAILING ADDRESS: 24796 GILMORE ST
WEST HILLS CA 91307
SITUS ADDRESS: 24796 GILMORE ST
LOS ANGELES CA 91307
ASSESSOR'S ID NO: **2032032001** / INVOICE NO: BN220000153

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor to clear the brush after the first notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: TONEF, VIOREL
MAILING ADDRESS: 5044 CARTWRIGHT AVENUE
NORTH HOLLYWOOD CA 91601 USA
SITUS ADDRESS: 24433 HATTERAS ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2046002004** / INVOICE NO: BN220000156

SUBSTANCE OF PROTEST

Appellant says that he did not received the first and second Notices of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 23, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The Department asks to waive the \$668 Administrative Fee herein in light of the fees sustained on Appellant's 'in person' Appeal Hearing.

However, the record does show that the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. First and Second Notices of Noncompliance were issued. On Septemeber 28, 2021, the Appellant's property was Red Posted with a Notice to Abate Nuisance and Fire Hazard.

The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The property ultimately proceeded to contractor clearance on November 3, 2021. Recently, Appellant's 'in person' Appeal was denied and fees were charged. In light of this, the Department asks to waive the administrative fees herein.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 08:30 COUNCIL DISTRICT: FS 105
NAME: MADADI, HOSSEIN A CO TR MADADI FAMILY TRUST
MAILING ADDRESS: 24486 PARK GRANADA
CALABASAS CA 91302
SITUS ADDRESS: 5945 FAIRHAVEN AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2046004034** / INVOICE NO: BN220000160

SUBSTANCE OF PROTEST

Appellant claimed it was in the pandemic.

DEPARTMENT INFORMATION

First Inspection performed on: June 23, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: FARIAS,EVELIA S
MAILING ADDRESS: 05801 VALLEY CIRCLE BLVD
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5801 VALLEY CIRCLE BLVD
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2046005010** / INVOICE NO: BN220000162

SUBSTANCE OF PROTEST

Appellant states they cleared the property in December 2021 and the clearance is ongoing as it is too costly to hire someone to do it.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: SHLOMO LAZAROVITS
MAILING ADDRESS: 5705 EL CANON AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5705 EL CANON AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2046006018** / INVOICE NO: BN220000163

SUBSTANCE OF PROTEST

Appellant states they do not have brush on their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 09:00 COUNCIL DISTRICT: FS 105
NAME: LEVI, YOSEF AND NOGA
MAILING ADDRESS: 24045 HATTERAS ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 24045 HATTERAS ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2046006034** / INVOICE NO: BN220000165

SUBSTANCE OF PROTEST

Appellant claimed that there was no first notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: PHILBROOK BRIAN G & CECILIA TRUST
MAILING ADDRESS: 24108 PHILIPRIMM ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 24108 PHILIPRIMM ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2046012005** / INVOICE NO: BN220000167

SUBSTANCE OF PROTEST

Appellant states they seem to clear their brush to early and it grows back but they completed their clearance in April 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 23, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 11:30 COUNCIL DISTRICT: FS 105
NAME: KOCHKEKSARAI,ALI Y TR YAZDANI FAMILY TRUST
MAILING ADDRESS: 28838 EAGLETON STREET
AGURA HILLS CA 91301 USA
SITUS ADDRESS: 5550 PATTILAR AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2046014019** / INVOICE NO: BN220000170

SUBSTANCE OF PROTEST

Appellant states that they regularly keep up with the brush clearance on their property which is sometimes confused with their neighbor's property and ask for a reevaluation.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: YESSAIAN,ARA CO TR YESSAYAN FAMILY TRUST
MAILING ADDRESS: 22287 MULHOLLAND HWY UNIT 564
CALABASAS CA 91302
SITUS ADDRESS: 5618 WILHELMINA AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2046015010** / INVOICE NO: BN220000171

SUBSTANCE OF PROTEST

Appellant states they cleared the property and did not understand what more needed to be done after receiving their notices of noncompliance until they contacted LAFD and then cleared the hazards after.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 13:00 COUNCIL DISTRICT: FS 105
NAME: HIROTA LAURENCE & WENDY TRUST
MAILING ADDRESS: 24130 MARIANO ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 24130 MARIANO ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2047016028** / INVOICE NO: BN220000175

SUBSTANCE OF PROTEST

Appellant states that they received no notices and hired a contractor who completed the brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: April 17, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: JAKSO, CHARLES AND ELIZABETH
MAILING ADDRESS: 23930 MARIANO ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 23930 MARIANO ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2047020006** / INVOICE NO: BN220000178

SUBSTANCE OF PROTEST

Appellant states they attempted to contact LAFD inspectors after their first notice but the inspector was on vacation. They eventually talked to LAFD and were told to trim a tree but later told it was another tree they had to trim.

DEPARTMENT INFORMATION

First Inspection performed on: May 27, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: D AND M INVESTMENTS
MAILING ADDRESS: 22408 S SUMMIT RIDGE CIR
CHATSWORTH CA 91311
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2074010043** / INVOICE NO: BN220000182

SUBSTANCE OF PROTEST

Appellant states that clearance was delayed because one of the hazards was a protected tree and it took time to find the right contractor to trim it.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: D AND M INVESTMENTS
MAILING ADDRESS: 22408 S SUMMIT RIDGE CIR
CHATSWORTH CA 91311
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2074010044** / INVOICE NO: BN220000183

SUBSTANCE OF PROTEST

Appellant states that clearance was delayed due to a protected tree straddling two properties they own and they feel they should only be assessed for one property.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 13:15 COUNCIL DISTRICT: FS 105
NAME: PARVIZ HAKIMI
MAILING ADDRESS: 23071 MULHOLLAND DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 23071 MULHOLLAND DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2074038010** / INVOICE NO: BN220000184

SUBSTANCE OF PROTEST

Appellant states that they hired a tree trimming service as soon as their insurance contacted them and that the hazards were removed.

DEPARTMENT INFORMATION

First Inspection performed on: April 29, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 09:30 COUNCIL DISTRICT: FS 105
NAME: ZAGHI,KOORISH TR ZAGHI FAMILY TRUST
MAILING ADDRESS: 3873 WINFORD DR
TARZANA CA 91356
SITUS ADDRESS: 23020 GERSHWIN DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2074042031** / INVOICE NO: BN220000185

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 10:30 COUNCIL DISTRICT: FS 105
NAME: MAURER BRETT AND MICHELLE
MAILING ADDRESS: 22934 GERSHWIN DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 22934 GERSHWIN DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2074043014** / INVOICE NO: BN220000186

SUBSTANCE OF PROTEST

Appellant believed there should be no fine.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: MOTAMEDINIA, AMIR M CO TR MOTAMEDINIA FAMILY TRUST
MAILING ADDRESS: 4605 DUNMAN AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4605 DUNMAN AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2074043039** / INVOICE NO: BN220000187

SUBSTANCE OF PROTEST

Appellant says that the Fire Inspector is wrong about the property lines and that the brush violations are on the neighbor's property.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Notices of Noncompliance were issued in May and August of 2021 because of the fire hazard. The Fire Inspector took photos of the hazardous conditions that existed at the time of violations, to wit, untrimmed tree branches, dead tree branches and dry brush 8 to 12 inches high.

Appellant says that the Fire Inspector is wrong about the property lines and that the brush violations are on the neighbor's property. However, satellite images, Assessor's parcel information, and measurement data show that the Fire Inspector correctly located the brush violations within Appellant's property. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: NOSRAT FARZIN (TE)
MAILING ADDRESS: 22711 MACFARLANE DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 22711 MACFARLANE DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2075013016** / INVOICE NO: BN220000199

SUBSTANCE OF PROTEST

Appellant states they cleared their brush both before and after the first notice and never received a second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: DORRANI, FARHAD TR FARHAD DORRANI TRUST
MAILING ADDRESS: 21200 OXNARD ST PMB 263
WOODLAND HILLS CA 91367
SITUS ADDRESS: 22528 MACFARLANE DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2075025042** / INVOICE NO: BN220000205

SUBSTANCE OF PROTEST

Appellant states that the first notice was sent to their address with the previous owner's name on it and threw it away. Appellant states that they did not receive mail as they usually do.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SMITH, PHILIP R CO TR SMITH FAMILY TRUST
MAILING ADDRESS: 23 LAKE HELIX DR
LA MESA CA 91941
SITUS ADDRESS: 22232 CASS AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2075035024** / INVOICE NO: BN220000210

SUBSTANCE OF PROTEST

Appellant states that the property was transferred and the assessment should have gone to the previous owner.

DEPARTMENT INFORMATION

First Inspection performed on: June 21, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 105
NAME: FREUDENRICH JASON D AND PRICHARD KRISTIN
MAILING ADDRESS: 22620 CAVALIER ST
WOODLAND HILLS CA 91364
SITUS ADDRESS: 22620 CAVALIER ST
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2076001041** / INVOICE NO: BN220000218

SUBSTANCE OF PROTEST

Appellant states that they cleared their property hazards after each notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 25, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 13:30 COUNCIL DISTRICT: FS 84
NAME: WEST ALDEN & RACHEL FAMILY TRUST
MAILING ADDRESS: 4768 EXCELENTE DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4768 EXCELENTE DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2076008029** / INVOICE NO: BN220000224

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice, however, they had the property cleared in September after the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 13:45 COUNCIL DISTRICT: FS 105
NAME: YAO,HENGGANG AND GONG,MI
MAILING ADDRESS: 5824 EDMUND AVENUE
LA CRESCENTA CA 91214 USA
SITUS ADDRESS: 4819 REGALO RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2076009006** / INVOICE NO: BN220000228

SUBSTANCE OF PROTEST

Appellant stated they contracted with a gardener to the remove the hazards, including those they were unaware of until after the second notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 14, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: CHOPRA,INDER J CO TR CHOPRA FAMILY TRUST
MAILING ADDRESS: 23656 PARK SEVILLA
CALABASAS CA 91302
SITUS ADDRESS: 22561 QUINTA RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2076009039** / INVOICE NO: BN220000232

SUBSTANCE OF PROTEST

Appellant states they did not get a first notice but got a second notice and that they got seriously hurt and could not drive to make sure their gardener did everything.

DEPARTMENT INFORMATION

First Inspection performed on: May 23, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: MOHAMMED A ABEDI
MAILING ADDRESS: 4520 BLACKFRIAR RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4520 BLACKFRIAR RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2076012034** / INVOICE NO: BN220000236

SUBSTANCE OF PROTEST

Appellant states they did not receive any notices and tried contacting LAFD regarding their clearance.

DEPARTMENT INFORMATION

First Inspection performed on: May 23, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: ANATOLY TALDYKIN
MAILING ADDRESS: 7211 CLYBOURN AVE
SUN VALLEY CA 91352 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2076016024** / INVOICE NO: BN220000238

SUBSTANCE OF PROTEST

Appellant did not state a reason for their appeal.

DEPARTMENT INFORMATION

First Inspection performed on: May 23, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 10:00 COUNCIL DISTRICT: FS 84
NAME: GOLDMAN DIANE LIVING TRUST
MAILING ADDRESS: 22312 ALGUNAS RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 22312 ALGUNAS RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2076018011** / INVOICE NO: BN220000239

SUBSTANCE OF PROTEST

Appellant unsure what brush to clear.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: December 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: MELLICK, SEAN M AND ELIZABETH A
MAILING ADDRESS: 3718 CALLE JAZMIN
CALABASAS CA 91302 USA
SITUS ADDRESS: 22144 AVENUE MORELOS
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2076022035** / INVOICE NO: BN220000243

SUBSTANCE OF PROTEST

Appellant stated they have regularly complied but got no notices this year due to a past change in address. They later complied with the hazard removal and talked to LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 14, 2022 10:00 COUNCIL DISTRICT: FS 84
NAME: ISRAEL OHANIAN
MAILING ADDRESS: 22544 FLAMINGO ST
WOODLAND HILLS CA 91364
SITUS ADDRESS: 22544 FLAMINGO ST
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2078013004** / INVOICE NO: BN220000249

SUBSTANCE OF PROTEST

Appellant states they received no first notice but cleared their property in August 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 2, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 09:30 COUNCIL DISTRICT: FS 84
NAME: HASHEMI, REZA
MAILING ADDRESS: 00000 PO BOX 570670
TARZANA CA 91357
SITUS ADDRESS: 20411 OXNARD ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2149010018** / INVOICE NO: BN220000251

SUBSTANCE OF PROTEST

Appellant states that additional details were asked of LAFD but none were provided and that they cleared their brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: April 19, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: PIERCE INVESTMENT LLC
MAILING ADDRESS: 4622 WHITE OAK PL
ENCINO CA 91316 USA
SITUS ADDRESS: 20542 AETNA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2149010051** / INVOICE NO: BN220000254

SUBSTANCE OF PROTEST

Appellant did not get the first notice and thinks it may have been stolen as other mail in the neighborhood has been stolen. Appellant stated they immediately cleared the property after the second notice and claim financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: April 19, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: CONLSON, MARION J TR MARION COLSTON TRUST
MAILING ADDRESS: 20861 COLLINS ST
WOODLAND HILLS CA 91367 USA
SITUS ADDRESS: 20861 COLLINS ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2149015012** / INVOICE NO: BN220000261

SUBSTANCE OF PROTEST

Appellant states they have called the LAFD several times to correct the spelling of their name on their billing forms.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SEVILLA FERNANDO
MAILING ADDRESS: 20526 OXNARD ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20526 OXNARD ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151001020** / INVOICE NO: BN220000262

SUBSTANCE OF PROTEST

Appellant states they did not own the property on the dates that the first and second notices were sent and provided escrow documents showing a closing sale date of September 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided evidence that they did not own the property at the time LAFD notices were sent and therefore were not afforded due process. It is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: EMRANI, MAHDAD CO TR EMRANI AND EMRANI HAYMOF TRUST
MAILING ADDRESS: 20424 OXNARD ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20424 OXNARD ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151001028** / INVOICE NO: BN220000263

SUBSTANCE OF PROTEST

Appellant states they suffered many hardships in 2021 and that the notices did not properly describe what the problems were that they were supposed to address until they contacted LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: ARAKELOVA NUSHIK AND PAVEL AND SOGOMONOV YURIY
MAILING ADDRESS: 5700 LARAMIE AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5700 LARAMIE AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151004014** / INVOICE NO: BN220000267

SUBSTANCE OF PROTEST

Appellant states they did not receive any notices. They stated the property was purchased in 2020 but not occupied until 2022 and they cleared the property then.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: FINK TRACY A
MAILING ADDRESS: 5844 LARAMIE AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5844 LARAMIE AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151005006** / INVOICE NO: BN220000268

SUBSTANCE OF PROTEST

Appellant states they cleared their property both before and after receiving notices of noncompliance and will maintain them going forward.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SARA G KEMP
MAILING ADDRESS: 5850 LARAMIE AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5850 LARAMIE AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151005007** / INVOICE NO: BN220000269

SUBSTANCE OF PROTEST

Appellant states their mother owned the property and died in April 2022 and they just discovered the notices and have since hired a gardener to take care of things.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: YONATAN RABIN
MAILING ADDRESS: 12400 VENTURA BLVD 1129
STUDIO CITY CA 91604
SITUS ADDRESS: 5812 COMANCHE AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151008052** / INVOICE NO: BN220000276

SUBSTANCE OF PROTEST

Appellant states the first notice was sent to a neighbor, that Appellant had the address changed, that they experienced deaths in the family due to COVID, that they had the property cleared, and they ask for understanding.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 11:30 COUNCIL DISTRICT: FS 84
NAME: DE CHIARA, MATTEO AND MIELE, MARIAPAOLA
MAILING ADDRESS: 5816 COMANCHE AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5816 COMANCHE AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151008053** / INVOICE NO: BN220000277

SUBSTANCE OF PROTEST

Appellant believed property cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: RIZZO,PETER AND RUSH,KAREN E
MAILING ADDRESS: 05611 COMANCHE AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5611 COMANCHE AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151010015** / INVOICE NO: BN220000283

SUBSTANCE OF PROTEST

Appellant states they had the brush cleared and tried to contact LAFD upon receipt of noncompliance notices but were unable to connect due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: HAFTMAN FLORIAN AND GRANVILLE CAROL
MAILING ADDRESS: 5736 MCDONIE AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5736 MCDONIE AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151011034** / INVOICE NO: BN220000286

SUBSTANCE OF PROTEST

Appellant states that they moved into their house in June 2021 and did not receive a first notice and had their property cleared on the second notice and that the photos are of their neighbor's property.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. The address matches the APN and notices were resent to the new owners as shown in LAFD records. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: YOUNG MAX L AND JESSICA
MAILING ADDRESS: 20217 CLARK ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20217 CLARK ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151012078** / INVOICE NO: BN220000288

SUBSTANCE OF PROTEST

Appellant states that they cleared all hazards themselves before the first inspection and objects to what they perceive as the arbitrary nature of the inspection, particularly with regards to any coverage of leaves on the ground.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 14:00 COUNCIL DISTRICT: FS 84
NAME: DOLATABADY, KAVEH AND ZAHRA
MAILING ADDRESS: 05652 OSO AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5652 OSO AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151013069** / INVOICE NO: BN220000292

SUBSTANCE OF PROTEST

Appellant states that they cleared the hazards as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: HERZ, EBERHARD AND JOLANTA M TRS M AND G TRUST
MAILING ADDRESS: 5636 KEOKUK AVE
WOODLAND HILLS CA 91367 USA
SITUS ADDRESS: 5636 KEOKUK AVE
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151013077** / INVOICE NO: BN220000294

SUBSTANCE OF PROTEST

Appellant states they were confused when they received notices of noncompliance as they had cleared their brush and thought the notice was in regards to their neighbor's yard. Appellant eventually contacted LAFD and found out what the remaining hazard was and had it cleared.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 12:00 COUNCIL DISTRICT: FS 84
NAME: SHAHROKH AND MINOO A ARJANG
MAILING ADDRESS: 20566 CALIFA STREET
WOODLAND HILLS CA 91367 USA
SITUS ADDRESS: 20566 CALIFA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151016045** / INVOICE NO: BN220000297

SUBSTANCE OF PROTEST

Appellant unsure of what area to clear for brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: VAJI EBRAHIMI
MAILING ADDRESS: 6640 WYNNE AVE
RESEDA CA 91335
SITUS ADDRESS: 20432 TIARA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151017016** / INVOICE NO: BN220000298

SUBSTANCE OF PROTEST

Appellant states that they did all work as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: POLUS AHARON MAAYAN AND AHARON SHAULY
MAILING ADDRESS: 5660 COLLINS PL
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5660 COLLINS PL
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151020029** / INVOICE NO: BN220000300

SUBSTANCE OF PROTEST

Appellant states they have lived at their house for 12 years and always clear their brush but they received no notices last year and believe their mail was stolen.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: November 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 14:15 COUNCIL DISTRICT: FS 84
NAME: AZARKMAN AMI E AND ASHLEY E
MAILING ADDRESS: 5684 COLLINS PL
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5684 COLLINS PL
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151020031** / INVOICE NO: BN220000301

SUBSTANCE OF PROTEST

Appellant states that they cleared the brush several times to stay in compliance and that they experienced financial hardship due to the pandemic.

DEPARTMENT INFORMATION

First Inspection performed on: October 14, 2021.

Second Inspection performed on: November 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: ARSHADI REZA TRUST
MAILING ADDRESS: 5706 WALLIS LN
WOODLAND HILLS CA 91367
SITUS ADDRESS: 5706 WALLIS LN
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151020053** / INVOICE NO: BN220000303

SUBSTANCE OF PROTEST

Appellant states the property is a rental and their tenants were not cooperating and stopped paying rent and only recently moved out whereupon Appellant found mail regarding brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 12:30 COUNCIL DISTRICT: FS 84
NAME: HILLEL, ELI AND ELANA TRS ELI AND ELANA HILLEL TRUST
MAILING ADDRESS: 20731 COLLINS ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20731 COLLINS ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151021018** / INVOICE NO: BN220000304

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 13:00 COUNCIL DISTRICT: FS 84
NAME: YACOBY OREL
MAILING ADDRESS: 3721 CALLE JOAQUIN
CALABASAS CA 91302 USA
SITUS ADDRESS: 20723 COLLINS ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151021020** / INVOICE NO: BN220000305

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: VARGA JENNIFER R AND ALFRED III
MAILING ADDRESS: 20607 MARTHA ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20607 MARTHA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151021032** / INVOICE NO: BN220000307

SUBSTANCE OF PROTEST

Appellant states that after receiving a first notice of noncompliance they hired a contractor to clear their brush and discussed it with LAFD, whereupon they learned their property extended beyond a fence they thought was their boundary.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: BRIAN NEJAD
MAILING ADDRESS: 20445 MIRANDA ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20445 MIRANDA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151023002** / INVOICE NO: BN220000309

SUBSTANCE OF PROTEST

Appellant states they received no notices. Appellant states they cleared the brush after hiring a contractor, which was delayed due to financial constraints due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: BARSAMIAN CHRISTOPHER G
MAILING ADDRESS: 20448 MIRANDA ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20448 MIRANDA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151025029** / INVOICE NO: BN220000315

SUBSTANCE OF PROTEST

Appellant states they cleared the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 13:30 COUNCIL DISTRICT: FS 84
NAME: NEDASHKOVSKAYA,ZHANNA V
MAILING ADDRESS: 00884 PALM AVE APT 203
WEST HOLLYWOOD CA 90069
SITUS ADDRESS: 20357 CLARK ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151028026** / INVOICE NO: BN220000322

SUBSTANCE OF PROTEST

Appellant claimed there was no notice.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: AVEDISSIAN, ROBERT AND HEATHER
MAILING ADDRESS: 20715 CLARENDON ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20715 CLARENDON ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151032058** / INVOICE NO: BN220000325

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to remove the hazards after receiving a first and second notice of noncompliance and that the second round of clearance was delayed by COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SHAMSA KAY AND SHIRZAI HAMID
MAILING ADDRESS: 20700 BURBANK BLVD
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20700 BURBANK BLVD
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151033061** / INVOICE NO: BN220000326

SUBSTANCE OF PROTEST

Appellant states they paid a contractor to clear their brush after receiving their first notice and that they didn't receive a second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: DANESH PANAH, BIJAN D AND NOSRAT Y
MAILING ADDRESS: 20751 BERDON ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20751 BERDON ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151033075** / INVOICE NO: BN220000327

SUBSTANCE OF PROTEST

Appellant stated they received no notices but hired a contractor to clear the hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 14:30 COUNCIL DISTRICT: FS 84
NAME: CHAVEZ,JOSE AND BERTHA
MAILING ADDRESS: 20771 DOLOROSA ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20771 DOLOROSA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151033080** / INVOICE NO: BN220000328

SUBSTANCE OF PROTEST

Appellant states that they hired someone to clear the property hazards and that they are financially unable to pay the fee.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: KLIOUKINA, TATIANA
MAILING ADDRESS: 20738 BERDON ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20738 BERDON ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151033086** / INVOICE NO: BN220000329

SUBSTANCE OF PROTEST

Appellant states their gardener clears their brush hazards twice a year.

DEPARTMENT INFORMATION

First Inspection performed on: April 20, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: ROBEN SAEIDIAN
MAILING ADDRESS: 20630 MARTHA ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20630 MARTHA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151034045** / INVOICE NO: BN220000330

SUBSTANCE OF PROTEST

Appellant states the property was cleared and cleared as soon as they were notified. Appellant states they received no notifications.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 14:00 COUNCIL DISTRICT: FS 84
NAME: SHOKOOHY, NILOOFAR TR NILOO TRUST
MAILING ADDRESS: 4224 TOSCA RD
WOODLAND HILLS CA 91364 USA
SITUS ADDRESS: 20808 MARTHA ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151034057** / INVOICE NO: BN220000331

SUBSTANCE OF PROTEST

Appellant unaware of requirement for brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 14:30 COUNCIL DISTRICT: FS 84
NAME: WALCH,GRAYLON L JR
MAILING ADDRESS: 20866 CLARK ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20866 CLARK ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151037040** / INVOICE NO: BN220000335

SUBSTANCE OF PROTEST

Appellant believed property cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SALAZAR,JOSE
MAILING ADDRESS: 20800 CLARK ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20800 CLARK ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151037050** / INVOICE NO: BN220000336

SUBSTANCE OF PROTEST

Appellant states they hired a contractor and cleared the property after each notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SAUL,EUNICE A
MAILING ADDRESS: 20726 CLARK ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20726 CLARK ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151038033** / INVOICE NO: BN220000337

SUBSTANCE OF PROTEST

Appellant states they never received notices and immediately had their property cleared once they received an invoice from LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 14:30 COUNCIL DISTRICT: FS 84
NAME: RANJBAR BAHMAN
MAILING ADDRESS: 20142 CLARK ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 20142 CLARK ST
LOS ANGELES CA 91367
ASSESSOR'S ID NO: **2151039031** / INVOICE NO: BN220000339

SUBSTANCE OF PROTEST

Appellant states that they are new owners of the property and that they cleared it as soon as possible and that they didn't receive any notices regarding brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: MESSIAN, DAVID AND JILA N
MAILING ADDRESS: 05308 PENFIELD AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5308 PENFIELD AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2164004017** / INVOICE NO: BN220000345

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice but cleared the brush as required and that they tried to contact LAFD and use the website but neither worked.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 14:45 COUNCIL DISTRICT: FS 93
NAME: AKHAVAN,BAHRAM AND JANET TRS BARAN TRUST
MAILING ADDRESS: 5501 MELVIN AVE
TARZANA CA 91356
SITUS ADDRESS: 5501 MELVIN AVE
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2164015013** / INVOICE NO: BN220000347

SUBSTANCE OF PROTEST

Appellant states that they had the brush cleared several times and feels they were in compliance and that the assessment is unjustified.

DEPARTMENT INFORMATION

First Inspection performed on: June 3, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: YASPAN, ROBERT AND DIANE
MAILING ADDRESS: 21700 OXNARD ST STE 1750
WOODLAND HILLS CA 91367
SITUS ADDRESS: 19567 REDWING ST
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2164015016** / INVOICE NO: BN220000348

SUBSTANCE OF PROTEST

Appellant says he did not get the first Notice of Noncompliance but admits receiving the second Notice of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because none of the notices the Department sent were returned undeliverable. Appellant admits receiving the second Notice of Noncompliance.

Appellant argues, by using the Department's billing statement as proof, that the Department had the wrong address. However, Appellant is referring to the 'situs' address which is the location of the noncompliant property. The Department correctly had Appellant's Oxnard Street address in the 'mailing address' portion of the billing statement.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard, to wit, specifically identified untrimmed palm trees with multiple dry, dead palm fronds. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violation. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: APKARIAN, AVEDIS AND LUSIK
MAILING ADDRESS: 19536 COLLIER ST
TARZANA CA 91356
SITUS ADDRESS: 19536 COLLIER ST
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2164022020** / INVOICE NO: BN220000352

SUBSTANCE OF PROTEST

Appellants state they are disabled with a limited income and their daughter hired a contractor to remove the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: VOLMERANGE,ALBA TR ALBA VOLMERANGE TRUST
MAILING ADDRESS: 20209 ALLENTOWN DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 20209 ALLENTOWN DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2166002023** / INVOICE NO: BN220000353

SUBSTANCE OF PROTEST

Appellant says brush clearance of the trees and palm fronds was performed by their contractor on July 12, 2021. This was before the second Notice of Noncompliance. The Inspector who issued the second Notice of Noncompliance took photos showing that some of the dead palm fronds and dry dead tree branches still needed to be cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant admits receiving the first Notice of Noncompliance.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard. The inspector specifically identified untrimmed palms trees with multiple dry, dead palm fronds and other dry tree branches. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violation. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: VALAFAR,ELNAZ AND
MAILING ADDRESS: 20058 VENTURA BLVD UNIT 139
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5312 WINNETKA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2166005006** / INVOICE NO: BN220000354

SUBSTANCE OF PROTEST

Appellant states that several family members contracted COVID during the summer of 2021 and so they waited to contract for brush removal until they tested negative. Further, Appellant states they received no notices until the inspection notice whereupon they had the property cleared in November 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: MATIAN,FARIBORZ AND YASHAR,AIDA
MAILING ADDRESS: 5200 QUAKERTOWN AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5200 QUAKERTOWN AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2166008004** / INVOICE NO: BN220000357

SUBSTANCE OF PROTEST

Appellant says brush clearance was performed in July 2021 after the first Notice of Noncompliance in June 2021. The second Notice of Noncompliance was issued in August 2021 because brush clearance was not complete. Appellant says the second Notice of Noncompliance was not received.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant admits receiving the first Notice of Noncompliance.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard. The second Notice of Noncompliance in August 2021 was issued because, while some brush clearance was performed, particularly on the ground, there were still trees with multiple dry, dead branches and tree limbs near the Appellant's roof and untrimmed bushes. branches. The Inspector took photographs depicting the hazardous conditions. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: WILKENS,KAREN A CO TR WILKENS TAYLOR FAMILY TRUST
MAILING ADDRESS: 20142 ALLENTOWN DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 20142 ALLENTOWN DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2166009013** / INVOICE NO: BN220000359

SUBSTANCE OF PROTEST

Appellant says brush clearance is performed every year. Appellant was surprised that the property did not pass the first inspection. Appellant could not figure out what needed to be done. Appellant contacted the Department on August 19, 2021, after the second inspection. Appellant told the Department that the tree clearance would occur within two weeks. The Appellant had a contractor trim the trees and remove the palm fronds on September 1, 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant admits receiving both Notices of Noncompliance.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard, to wit, the property had trees with overgrown branches and palm trees with dry, dead palm fronds that needed trimming. The Inspector took photographs depicting the hazardous conditions. The Inspector described the work that needed to be done in the Notices of Noncompliance. However, full clearance was not achieved until after both Notices of Noncompliance had been issued.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: Kamyar MAROUNI
MAILING ADDRESS: 6862 Hayvenhurst Ave
Van Nuys CA 91406 USA
SITUS ADDRESS: 20401 VENTURA BLVD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2166033012** / INVOICE NO: BN220000367

SUBSTANCE OF PROTEST

Appellant stated they never received any noncompliance notices due to mail theft in their neighborhood.

DEPARTMENT INFORMATION

First Inspection performed on: April 27, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 15:00 COUNCIL DISTRICT: FS 84
NAME: WILDENBERG, AVI AND
MAILING ADDRESS: 04940 DEL MORENO DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4940 DEL MORENO DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2166038035** / INVOICE NO: BN220000374

SUBSTANCE OF PROTEST

Appellant believed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: GHIAM NEEMATOLLAH & MAHNAZ TRUST
MAILING ADDRESS: 20252 LORENZANA DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 20252 LORENZANA DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2166040001** / INVOICE NO: BN220000375

SUBSTANCE OF PROTEST

Appellant states they never received notices until they got an invoice, whereupon they immediately hired someone to clear their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: RAYENI MOJGAN S
MAILING ADDRESS: 4914 ALHAMA DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4914 ALHAMA DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2167012028** / INVOICE NO: BN220000379

SUBSTANCE OF PROTEST

Appellant states that they did not own the property until August 2021 and received no notices. Nevertheless, they cleared the property after August as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the appeal be granted. Records show that notices were sent to the previous owner and not the owner who was assessed the penalties after they purchased the property.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 15:30 COUNCIL DISTRICT: FS 84
NAME: WALDMAN,DANIEL A TR DANIEL A WALDMAN TRUST
MAILING ADDRESS: 4920 NOFRAL RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4920 NOFRAL RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2167012036** / INVOICE NO: BN220000380

SUBSTANCE OF PROTEST

Appellant purchased property April 2021

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

The issue regarding ownership of the property and the assessment was an issue for escrow.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: KARIMIAN, MOSTAFA
MAILING ADDRESS: 04940 NOFRAL RD
WOODLAND HILLS CA 91364 USA
SITUS ADDRESS: 4926 NOFRAL ROAD
WOODLAND HILLS CA 91364
ASSESSOR'S ID NO: **2167012039** / INVOICE NO: BN220000381

SUBSTANCE OF PROTEST

Appellant states that they gave up an easement 20 years ago and states that the property is not his responsibility.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: MILLOY,DUNCAN AND GWENDOLYN MILLOY
MAILING ADDRESS: 4986 MARMOL DRIVE
WOODLAND HILLS CA 91364 USA
SITUS ADDRESS: 4986 MARMOL DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2167014036** / INVOICE NO: BN220000382

SUBSTANCE OF PROTEST

Appellant says first and second Notices of Noncompliance were not received in June and August 2021. Appellant says she later 'found the Notice' and asked her gardener to clear the brush. Instead, the City's contractor cleared the brush. Appellant objects to the contractor's clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. The Evidence Code provides that a letter properly mailed is presumed to have been received.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard. The Inspector found, on both inspections, overhanging tree limbs above Appellant's rooftop and a jungle of numerous tree limbs and vines encasing their garage. The Inspector took photographs depicting the hazardous conditions. The Inspector described the work that needed to be done in the Notices. The clearance was never performed. The City's contractor ultimately cleared the brush. Appellant objects that the contractor's clearance was too extensive. Clearance must be performed to comply with the fire code. The contractor performed clearance six months after the first failed inspection and two month's after the date that Appellant claims she 'found the Notice'. Appellant is likely referring to the red posted Notice to Abate Public Nuisance and Fire Hazard which was posted on Appellant's front door. That is an urgent notice which informs the homeowner that clearance by contractor will follow if clearance is not performed promptly. Appellant did not promptly comply. All things considered, there is no credible reason to believe Appellant's denial of receiving the Notices of Noncompliance.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: HANCE, BRYAN S AND LINNEA P
MAILING ADDRESS: 05106 ALHAMA DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5106 ALHAMA DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2167018033** / INVOICE NO: BN220000389

SUBSTANCE OF PROTEST

Appellant states they hired a contractor after each notice to clear their hazards but the notices were not specific as to what they needed to do.

DEPARTMENT INFORMATION

First Inspection performed on: May 17, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 15:00 COUNCIL DISTRICT: FS 84
NAME: TONY SHIRLOO
MAILING ADDRESS: 3571 PANSY DRIVE
CALABASAS CA 91302 USA
SITUS ADDRESS: V/L@ 5271 North MARMOL DR
WOODLAND HILLS CA 91346
ASSESSOR'S ID NO: **2167019001** / INVOICE NO: BN220000390

SUBSTANCE OF PROTEST

Appellant states that they purchased the property on 9/23/21 and did not receive any prior notices regarding brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: May 17, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. While Appellant states they purchased the property in September 2021, no evidence was provided to support the assertion. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: RAMADAN,JEFFERY R AND JANE E TRS RAMADAN TRUST
MAILING ADDRESS: 21002 AVENUE SAN LUIS
WOODLAND HILLS CA 91364
SITUS ADDRESS: 21002 AVENUE SAN LUIS
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2167020022** / INVOICE NO: BN220000392

SUBSTANCE OF PROTEST

Appellant claims that none of the Notice of Noncompliance were received in June and August 2021. Appellant says that the whole family was hit by COVID and could not perform brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. The Evidence Code provides that a letter properly mailed is presumed to have been received. The Notices of Noncompliance were mailed to Appellant's residence which is the same property that failed the inspections.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard. The Inspector found, on both inspections, large amounts of untrimmed overgrowth and dry, dead brush and tree limbs, plus additional dead material on the ground. The Inspector took photographs depicting the hazardous conditions. The Inspector described the work that needed to be done in the Notices. The clearance was performed in October 2021, two month's after the second Notice of Noncompliance.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: JJ FIVE LLC
MAILING ADDRESS: 4622 LARKWOOD AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5109 MARMOL DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2167020038** / INVOICE NO: BN220000393

SUBSTANCE OF PROTEST

Appellant states the notices were sent to their sister's address and they don't know why and asked for an extension.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 15:15 COUNCIL DISTRICT: FS 84
NAME: KOSHET,YAIR TR Y K PROPERTY TRUST
MAILING ADDRESS: 4738 EXCELENTE DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5226 MEDINA RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168003032** / INVOICE NO: BN220000400

SUBSTANCE OF PROTEST

Appellant states that they contracted COVID last year which delayed clearance of their property. Afterwards, they attempted to contact LAFD to see exactly what needed to be done but received no response, further delaying action. Additionally, Appellant states they are elderly and experiencing financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: WEST HILLS HOLDINGS LLC
MAILING ADDRESS: 06520 PLATT AVE PMB 551
WEST HILLS CA 91307
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2168005007** / INVOICE NO: BN220000404

SUBSTANCE OF PROTEST

Appellants says their contractor cleared brush in April 2021 before the first Notice of Noncompliance in May 2021. Appellant claims the first and second Notices of Noncompliance in May and August 2021 were not received.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. The Evidence Code provides that a letter properly mailed is presumed to have been received.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in May and August 2021 because of the fire hazard. The Inspector found that the Appellant performed some brush clearance. However, the Inspector's photos show dead brush from clearance, which was strewn in piles, not bagged, and not carried away by their contractor. Moreover, in addition to the ground debris, there were several large bushes and trees that had dead and live branches that reached all the way to the ground and were in great need of trimming. The Inspector took photographs depicting the hazardous conditions. The Inspector described the work that needed to be done in the Notices. Compliance was ultimately achieved, but it was after the first and second Notices of Noncompliance.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SCHUMACHER ISAAC
MAILING ADDRESS: 9615 CANOGA AVE
CHATSWORTH CA 91311
SITUS ADDRESS: 5018 MEDINA RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168009021** / INVOICE NO: BN220000411

SUBSTANCE OF PROTEST

Appellant admits receiving the first Notice of Noncompliance in June 2021 and the second Notice of Noncompliance in August 2021. Appellant says he has never been cited before and has maintained his property. However, Appellant says he did not know that brush included trees. Appellant completed the tree trimming in December 2021 once he realized that was required.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant admits receiving the Notices.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard. The Inspector's photos show untrimmed tree limbs close to the ground and close to the residence and stairs. The photographs depict the hazardous conditions. The Inspector described the work that needed to be done in the Notices and specifically identified that it was Appellant's trees and tree limbs back in June 2021 and August 2021. Compliance was ultimately achieved in December 2021, but it was after the first and second Notices of Noncompliance had already been issued.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: CLAMPITT, TAMIKO TR TAMIKO CLAMPITT TRUST
MAILING ADDRESS: 5100 TENDILLA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5119 BAZA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168012059** / INVOICE NO: BN220000412

SUBSTANCE OF PROTEST

Appellant's neighbor wrote the appeal on their behalf as the Appellants who are a 90 yr old woman and her blind daughter. Appellant's daughter made contact with LAFD to clarify what needed to be done. The neighbor feels the hazard was a petty few boards on a tree.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: June 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: CAMPOS RYAN AND CHRISTINA
MAILING ADDRESS: 21801 SAN MIGUEL ST
WOODLAND HILLS CA 91364
SITUS ADDRESS: 21801 SAN MIGUEL ST
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168014031** / INVOICE NO: BN220000417

SUBSTANCE OF PROTEST

Appellant believed property cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 25, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: AZARPOUR BABAK
MAILING ADDRESS: 5135 CALATRANA DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5135 CALATRANA DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168015047** / INVOICE NO: BN220000418

SUBSTANCE OF PROTEST

Appellant states they purchased the property in June 2021 and received no notices until February 2022. Appellant states that they renovated the property from June 2021 to when they moved in and had the property cleared. No proof of purchase was provided.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: KAZANJIAN VICKEN AND CAROLINE
MAILING ADDRESS: 5278 ELVIRA RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5278 ELVIRA RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168019057** / INVOICE NO: BN220000422

SUBSTANCE OF PROTEST

Appellant states they purchased the property in August 2021 and that their escrow is working to hold the previous owners responsible.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. LAFD records show a new owner recording date in January 2021 and no evidence of an August 2021 purchase was provided by Appellant. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: COHEN, STEVEN J
MAILING ADDRESS: 05288 ELVIRA RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5288 ELVIRA RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168019058** / INVOICE NO: BN220000423

SUBSTANCE OF PROTEST

Appellant states they had COVID before the brush clearance due date which delayed clearance but also that minimal clearance was necessary and that they have been unemployed since 2019.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:30 COUNCIL DISTRICT: FS 84
NAME: HAMZELOU ARYA B AND OYNICK ELIZABETH M
MAILING ADDRESS: 5265 BAZA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5265 BAZA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168020047** / INVOICE NO: BN220000424

SUBSTANCE OF PROTEST

Appellant claimed there was no notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: BRODERICK, BRIAN J
MAILING ADDRESS: 05254 BAZA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5254 BAZA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168021051** / INVOICE NO: BN220000426

SUBSTANCE OF PROTEST

Appellant says brush was cleared in May 2021. However, the Appellant failed inspections and received Notices of Noncompliance in June 2021 and August 2021. Appellant admits he did not understand everything that had to be done and believed that full compliance was achieved after removing a bushy hedge that was growing between the residence and carport, touching both.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant admits receiving the Notices.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard. The Inspector's photos show a bushy hedge that was growing between the residence and carport, touching both. Appellant trimmed this after the first inspection but did not trim a tree behind the home arching above the roof and other trees with limbs within 5 feet of the ground and other dead, dry limbs and debris. The photographs depict the hazardous conditions. The Inspector described the work that needed to be done in the Notices, identifying all the issues. Compliance was ultimately achieved in October 2021, but it was after the first and second Notices of Noncompliance had already been issued.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: KAUFMAN OF RICHARDSON 2007 TRUST
MAILING ADDRESS: 5352 ELVIRA RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5352 ELVIRA RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168025034** / INVOICE NO: BN220000428

SUBSTANCE OF PROTEST

Appellant states the notices were sent to a wrong address in Van Nuys and that they hired a contractor to clear their property.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. The first notice was addressed to Appellant's address on their check, however, LAFD records show a forwarding address in Van Nuys for another notice. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 09:00 COUNCIL DISTRICT: FS 84
NAME: DAVIS,DON G CO TR DAVIS PARSONS TRUST
MAILING ADDRESS: 504 LION ST
OJAI CA 93023
SITUS ADDRESS: 5336 ELVIRA RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2168025060** / INVOICE NO: BN220000430

SUBSTANCE OF PROTEST

Appellant claimed property cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: CLARK, KYLE A AND BROOKE M
MAILING ADDRESS: 05118 CERRILLOS DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5118 CERRILLOS DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2169024029** / INVOICE NO: BN220000438

SUBSTANCE OF PROTEST

Appellant claims the photos show the neighbor's property and adds that the neighbor has gotten into trouble before regarding brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 26, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Grant the Appeal: It is recommended that the Appeal be Granted and the Assessment reversed.

Appellant's property is located at 5118 Cerrillos Drive. The Inspector's photo at the purported rear of Appellant's property shows uncleared brush. Based on Appellant's claim that the Inspector's photo is not of their property, a satellite view was used to take a closer look from above. In the Inspector's photo there is a large tree above the uncleared brush. Appellant has no large trees behind the fence of their property. Instead, the neighbor at 5114 Cerrillos Drive has a large tree behind the fence of their property. It is clear that the offending brush is not on Appellant's property. As a last-ditch effort to verify the GPS value shown in the inspection photo dated 6/26/2021 at 10:13am, the GPS coordinates were run. The value in the photo has a GPS value of 34°09'39"N, 118°36'43"W. That comes back to 5019 Llano Drive which is a street below Cerrillos Drive. On the August inspection, the GPS value of that photo came back as 5021 Llano Drive. Therefore, it is unlikely that any photos depict Appellant's property and the photos of both inspections contain the same tree. The Appeal should be granted and the Assessment reversed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: BLAKIN, RONNIE A AND EISENHART, BROOKE H
MAILING ADDRESS: 5015 LLANO DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5015 LLANO DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2170001046** / INVOICE NO: BN220000441

SUBSTANCE OF PROTEST

Appellant states they cleared their property prior to the deadline and don't understand why they received noncompliance notices despite contacting LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SHEMESH, TIRAN AND ROZALIN TRS TIRAN AND ROZALIN TRUST
MAILING ADDRESS: 5005 LLANO DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 5005 LLANO DR
WOODLAND HILLS CA 91364
ASSESSOR'S ID NO: **2170001055** / INVOICE NO: BN220000442

SUBSTANCE OF PROTEST

Appellant has a gardener that performs brush clearance. However, Appellant failed inspections in May 2021 and August 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance as set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in May and September 2021 because of the fire hazard. The Inspector's photos show spots of untrimmed bushes and tall dry grasses between 12 to 18 inches. The photographs depict the hazardous conditions. The photos do show that some brush clearance was taking place but the photos also show there are pockets of high grasses and stands of untrimmed bushes and some young, unkept trees. The Appellant has a residence of architectural interest of formed concrete that provides space for pockets of brush that appear hard to reach. Nevertheless, all brush must be cleared to reach full compliance. The Inspector described the work that was needed to be done in the Notices, identifying all the issues. Appellant did not complete brush clearance before the second Notice of Noncompliance was issued and this triggered the current assessment.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 09:30 COUNCIL DISTRICT: FS 84
NAME: STORE MASTER FUNDING XIX LLC LESSOR EVOLVE GWTH
INITIATIVES LLC LSEE
MAILING ADDRESS: 8377 East Hartford DR STE 100
Scottsdale Az 85255 USA
SITUS ADDRESS: 4810 AZUCENA DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2170002044** / INVOICE NO: BN220000444

SUBSTANCE OF PROTEST

Appellant believe property was cleared sufficiently and timely.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SIMON,JEFFREY TR EDS TRUST
MAILING ADDRESS: 05874 ROLLING RD
WOODLAND HILLS CA 91367
SITUS ADDRESS: 4880 LLANO DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2170005019** / INVOICE NO: BN220000448

SUBSTANCE OF PROTEST

Appellant says brush was completed by their gardener in March 2021. However, Appellant received Notices of Noncompliance in June 2021 and August 2021. Appellant agrees that the trees needed to be trimmed but does not categorize tree limbs as brush. Appellant claims the second Notice of Noncompliance was not received.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant denies that the second Notice of Noncompliance was received. However, the Appellant provides no reason why the second Notice would not have been received by Appellant. The Evidence Code provides that letters properly mailed are presumed to have been received.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard. The Inspector's photos show untrimmed bushes and trees, some touching the residence. The photographs depict the hazardous conditions. The Inspector described the work that needed to be done in the Notices, identifying all the issues. Brush clearance includes trees, tree limbs, bushes, and dead and dry branches on the tree or on the ground. It is not solely grasses and tumble weeds. Since Appellant did not fully complete brush clearance before the second Notice of Noncompliance was issued, the assessment for that Notice is due.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: BUSH,ALEXANDER AND GOLOD,OKSANA
MAILING ADDRESS: 22103 AVENUE MORELOS
WOODLAND HILLS CA 91364
SITUS ADDRESS: 22103 AVENUE MORELOS
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2170015060** / INVOICE NO: BN220000452

SUBSTANCE OF PROTEST

Appellant states the photos taken by LAFD were taken from far away and there was a higher clearance between the roof and trees than what appears in the pictures.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 9, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: HUG, EMIL J CO TR HUG FAMILY TRUST AND BRECEDA, BRANDON
MAILING ADDRESS: 21689 YUCATAN AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 21689 YUCATAN AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2171001009** / INVOICE NO: BN220000454

SUBSTANCE OF PROTEST

Appellant states they had a contractor clear their brush after the first notice and were surprised to get a second notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: LOVATO STEPHEN L AND RICHARD E
MAILING ADDRESS: 21651 YUCATAN AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 21651 YUCATAN AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2171002005** / INVOICE NO: BN220000455

SUBSTANCE OF PROTEST

Appellant states they have kept their property clear for 20 years but clearance has now been complicated by their neighbor who put up a gate that inhibits entry. Further, it was very costly and so they are leaving California.

DEPARTMENT INFORMATION

First Inspection performed on: May 5, 2021.

Second Inspection performed on: October 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: ETP PROPERTIES LLC
MAILING ADDRESS: 21633 YUCATAN AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 21633 YUCATAN AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2171002010** / INVOICE NO: BN220000456

SUBSTANCE OF PROTEST

Appellants states the property has been under construction and that they received no notices until their contractor delivered their mail.

DEPARTMENT INFORMATION

First Inspection performed on: April 27, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: DOWNEY, KEITH G TR DOWNEY FAMILY TRUST
MAILING ADDRESS: 04757 CANOGA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4757 CANOGA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2171004006** / INVOICE NO: BN220000459

SUBSTANCE OF PROTEST

Appellant writes in his Appeal that brush clearance was performed on June, 15 2021. However, Appellant failed the first inspection a little over one week later on June 24, 2021. The Department then issued the first Notice of Noncompliance. A second violation occurred thereafter and the Department issued the second Notice of Noncompliance in August 2021. Appellant claims to have not received the second Notice of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant admits receiving the first Notice. The Evidence Code provides that a letter duly mailed is presumed to have been received. Appellant provides no reason nor evidence why mail could not or did not reach Appellant.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and August 2021 because of the fire hazard. The Inspector's photos show tall grasses and dry debris in different locations of Appellant's property. The photographs depict the hazardous conditions. The Inspector described the work that needed to be done in the Notices, identifying all the issues. Compliance was ultimately achieved in October 2021, but it was after the first and second Notices of Noncompliance had already been issued.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 10:30 COUNCIL DISTRICT: FS 84
NAME: MALKHASIAN, LOUSINE AND
MAILING ADDRESS: 21521 ARCOS DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 21521 ARCOS DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2171005019** / INVOICE NO: BN220000461

SUBSTANCE OF PROTEST

Appellant states they were unable to maintain their property due to their mother passing due to COVID and their own issues with COVID and being on an oxygen machine.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: July 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 13:00 COUNCIL DISTRICT: FS 84
NAME: SAADAT, FARIBA
MAILING ADDRESS: 00240 N CRESCENT DR APT 204
BEVERLY HILLS CA 90210
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2171008004** / INVOICE NO: BN220000466

SUBSTANCE OF PROTEST

Appellant believed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: GEMENY, KRISTEN F TR JOANNE L FOLEY TRUST
MAILING ADDRESS: 4870 ALATAR DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4870 ALATAR DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2171008020** / INVOICE NO: BN220000467

SUBSTANCE OF PROTEST

Appellant states they had the brush cleared as soon as their mother, the property owner, came home from long stays in the hospital.

DEPARTMENT INFORMATION

First Inspection performed on: May 29, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 15:30 COUNCIL DISTRICT: FS 84
NAME: HOSSEINZADEH, MARZIEH AND
MAILING ADDRESS: 17627 KITTRIDGE ST
LAKE BALBOA CA 91406
SITUS ADDRESS: V/L S of 4631 ENSENADA DR
WOODLAND HILLS CA 91364
ASSESSOR'S ID NO: **2171010001** / INVOICE NO: BN220000469

SUBSTANCE OF PROTEST

Appellant states that they do not have access to their land as several sides are bordered by other private property and they would have to sue to gain access.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: MATTHEW SAFAPOUR
MAILING ADDRESS: 4916 MEDINA ROAD
WOODLAND HILLS CA 91364 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2171013055** / INVOICE NO: BN220000475

SUBSTANCE OF PROTEST

Appellant claims the second Notice of Noncompliance was not received. Appellant says regular brush clearance is always performed. The first Notice of Noncompliance was issued in June 2021 and the second Notice of Noncompliance was issued in July 2021. The property had trees and shrubs that need trimming and tall, dry grasses in some areas. Appellant contends the tall grasses and shrubs were not on his property.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant admits receiving the first Notice. The Evidence Code provides that a letter duly mailed is presumed to have been received. Appellant provides no reason nor evidence why mail did not reach Appellant.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and July 2021 because of the fire hazard. The Inspector's photos show tall grasses, dry debris, and untrimmed bushes and trees in different locations of Appellant's property. The photographs depict the hazardous conditions.

The Inspector described the work that needed to be done in the Notices, identifying all the issues. However, Appellant objects to the requirement of performing brush clearance between Appellant's fence and the curb. The Inspector described this legal requirement explaining that a homeowner must perform brush clearance all the way to the curb even if it is outside their property line. Appellant did not clear all the brush as required.

Appellant did not complete brush clearance and was issued the second Notice of Noncompliance. Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SAFAPOUR, MATTHEW
MAILING ADDRESS: 04916 MEDINA RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4916 MEDINA RD
WOODLAND HILLS CA 91364
ASSESSOR'S ID NO: **2171013057** / INVOICE NO: BN220000476

SUBSTANCE OF PROTEST

Appellant says brush clearance was performed on June 27, 2021. However, Appellant was not in compliance. Appellant was issued Notices of Noncompliance in June and July 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the appeal should be denied and the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because none of the notices the Department mailed were returned undeliverable. Appellant admits receiving the first Notice. The Evidence Code provides that a letter duly mailed is presumed to have been received. Appellant provides no reason nor evidence why mail could not or did not reach Appellant.

Regarding Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued in June and July 2021 because of the fire hazard. The Inspector's photos show tall grasses, dry debris, overgrown vines, untrimmed trees and bushes, as well as, dead, dry brush in different locations of Appellant's property. The photographs depict the hazardous conditions. The Inspector described the work that needed to be done in the Notices, identifying all the issues and specifying the overgrown bougainvillea and dry dead palm fronds as targets for brush clearance. Appellant did not comply prior to the second Notice of Noncompliance. Therefore the second assessment was issued.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: JDAQUINO CORPORATION
MAILING ADDRESS: 07662 WINNETKA AVE
WINNETKA CA 91306
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2171014096** / INVOICE NO: BN220000479

SUBSTANCE OF PROTEST

Appellant states that urban forestry told them not to touch anything and to get a permit before trimming their oak tree.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Evidence was not submitted showing an issue with urban forestry. To the contrary, an message submitted by Appellant stated that work was not initially done due to COVID. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: GOLDENSON, DENNIS AND VANESSA TRS GOLDENSON FAMILY TRUST
MAILING ADDRESS: 21859 YBARRA RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 21859 YBARRA RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2171019062** / INVOICE NO: BN220000483

SUBSTANCE OF PROTEST

Appellant states that they thought they cleared their property but then received a notice of noncompliance regarding their palm trees and then had them trimmed and was later told by LAFD they were in compliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: KENNETH R LYNN
MAILING ADDRESS: 4700 CANOGA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4700 CANOGA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172004003** / INVOICE NO: BN220000486

SUBSTANCE OF PROTEST

Appellant states they contracted to have the hazards removed as required and provided a receipt.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: PERERA, AFW L AND ET S
MAILING ADDRESS: 4435 SALTILLO ST
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4435 SALTILLO ST
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172008031** / INVOICE NO: BN220000488

SUBSTANCE OF PROTEST

Appellant states they experienced financial difficulties due to COVID and that clearance was delayed due to COVID restrictions but they eventually had the hazards cleared at a high cost.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: BETANCE LARRY J (TE)
MAILING ADDRESS: PO BOX 6428
WOODLAND HILLS CA 91365
SITUS ADDRESS: 4621 WOLFE WAY
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172013017** / INVOICE NO: BN220000495

SUBSTANCE OF PROTEST

Appellant states they cleared their property twice and tried contacting LAFD to clarify any further issues.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: DURAN,MARTY A
MAILING ADDRESS: 2323 STOKES CYN
CALABASAS CA 91302 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2172015057** / INVOICE NO: BN220000501

SUBSTANCE OF PROTEST

Appellant claims that the first and second Notices of Noncompliance were not received. Appellant's mail had been returned 'Undeliverable' back to the Department.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Grant the Appeal: It is recommended that the Appeal should be Granted and the Assessment reversed.

Appellant did not receive the first and second Notices of Noncompliance. Appellant's mail had been returned back to the Department marked 'Undeliverable'. When the Department provided Notice of Noncompliance to the correct address, Appellate cleared all the brush before the Inspector returned less than one month later. The Inspector found compliance and filed a notation that the property had been "Cleared by Owner". The Appeal should be Granted and the Assessment reversed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 15:45 COUNCIL DISTRICT: FS 84
NAME: JOHNSON,ANNELIESE M TR ANNELIESE M JOHNSON TRUST
MAILING ADDRESS: 4300 ALHAMA DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: V/L S. of 4300 ALHAMA DR
WOODLAND HILLS CA 91346
ASSESSOR'S ID NO: **2172016056** / INVOICE NO: BN220000509

SUBSTANCE OF PROTEST

Appellant purchased the property in May 2021 and noncompliance notices went to the previous owner. Appellant provided evidence of new property ownership.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The evidence shows that the LAFD notices and posting were done in the name of the previous owners, therefore Appellants were not afforded due process in this case and the assessment is recommended to be dismissed and the appeal granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: RICHARD C HILL
MAILING ADDRESS: 16045 LEADWILL STREET
VAN NUYS CA 91406 USA
SITUS ADDRESS: 4252 North ALHAMA DR
WOODLAND HILLS CA 91346
ASSESSOR'S ID NO: **2172016057** / INVOICE NO: BN220000510

SUBSTANCE OF PROTEST

Appellant states they never received any noncompliance notices because they went to an old address.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: ROBINSON,RYAN TR INTRINSIC PROPERTIES TRUST
MAILING ADDRESS: 4333 MORRO DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4333 MORRO DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172017068** / INVOICE NO: BN220000514

SUBSTANCE OF PROTEST

Appellant stated their support for brush clearance and noted that they were behind in their clearance due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: RICE, RICK CO TR RICE AND GALBRAIT TRUST
MAILING ADDRESS: 4249 ELZEVR RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2172018048** / INVOICE NO: BN220000516

SUBSTANCE OF PROTEST

Appellant states they did not remember getting a first notice of noncompliance and stated they cleared some tree bark after getting a second notice in just a few days.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: TEBYANI MEHRAN
MAILING ADDRESS: 269 S BEVERLY DR PMB 282
BEVERLY HILLS CA 90212
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2172023053** / INVOICE NO: BN220000529

SUBSTANCE OF PROTEST

Appellant states that they are a new owner, having purchased the property in June 2021. Notices went to the previous property owner. Appellant provided escrow documents showing the property ownership change.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the appeal be granted and the assessment be dismissed. Appellant provided evidence of a change in property ownership and that LAFD notices were sent to the previous owner but not to them as the new owners, therefore they were not afforded due process.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: NAKATA,KOUJI AND MARY TRS NAKATA FAMILY TRUST
MAILING ADDRESS: 4135 ALHAMA DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4135 ALHAMA DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172026056** / INVOICE NO: BN220000536

SUBSTANCE OF PROTEST

Appellant states that they thought they had cleared their brush in May but got a notice of noncompliance and didn't know why. They contacted the LAFD for clarification and removed the remaining hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: MCDOWELL, RICHARD AND DEBORAH TRS R T AND D D MCDOWELL TRUST
MAILING ADDRESS: 0 PO BOX 1101
MOUNT SHASTA CA 96067
SITUS ADDRESS: 4099 TRINIDAD RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172028013** / INVOICE NO: BN220000538

SUBSTANCE OF PROTEST

Appellant states they have cleared this property and nine adjacent properties for many years without a notice for noncompliance. Appellant states he is elderly and on a fixed income.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 08:15 COUNCIL DISTRICT: FS 84
NAME: MULLEM,MARGARET
MAILING ADDRESS: 04314 CANOGA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4314 CANOGA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172029065** / INVOICE NO: BN220000539

SUBSTANCE OF PROTEST

Appellant states that they cleared the brush on their property and that any issues of noncompliance are with adjacent properties.

DEPARTMENT INFORMATION

First Inspection performed on: May 6, 2021.

Second Inspection performed on: October 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: DOVARRO LYNNETTE
MAILING ADDRESS: 4236 CANOGA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4236 CANOGA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172030077** / INVOICE NO: BN220000541

SUBSTANCE OF PROTEST

Appellant states the work was done and would like to see pictures from LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: SCHEINER, JONATHAN AND CAMPBELL PATRICIA
MAILING ADDRESS: 04184 ROSARIO RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4184 ROSARIO RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172031052** / INVOICE NO: BN220000544

SUBSTANCE OF PROTEST

Appellant states they cleared all hazards after receiving a first and second notice of violation and weren't initially aware of the whole area they were responsible for.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: KRONISH, MAUREEN M TR MAUREEN M KRONISH TRUST
MAILING ADDRESS: 4180 ROSARIO RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4180 ROSARIO RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2172031053** / INVOICE NO: BN220000545

SUBSTANCE OF PROTEST

Appellant states that they moved into assisted living and don't recall getting any notices. Appellant states that the property is up for sale.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: WONG, DAVID P AND CHI, DAPHNE
MAILING ADDRESS: 4435 DA VINCI AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4435 DA VINCI AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2173004004** / INVOICE NO: BN220000556

SUBSTANCE OF PROTEST

Appellant states they got their second notice late and had trouble getting someone to clear the property due to COVID but they did it as soon as they could and made multiple attempts to contact LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 27, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: ROSAS, ROBERT
MAILING ADDRESS: 21312 MULHOLLAND DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 21312 MULHOLLAND DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2173018002** / INVOICE NO: BN220000557

SUBSTANCE OF PROTEST

Appellant states they did not receive notices and that they paid to have their hazards cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 08:30 COUNCIL DISTRICT: FS 84
NAME: MARGARITA GORDIN
MAILING ADDRESS: 20160 PHAETON DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 20160 PHAETON DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2174026013** / INVOICE NO: BN220000561

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear the brush twice at great expense and that they are since temporarily disabled and experiencing financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: MILLINGTON, MANUELA R TR MANUELA R MILLINGTON TRUST
MAILING ADDRESS: 19246 CASA PL
TARZANA CA 91356 USA
SITUS ADDRESS: 19246 CASA PL
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2175002019** / INVOICE NO: BN220000565

SUBSTANCE OF PROTEST

Appellant states that the noncompliance notices went to an old address that they no longer use.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: GILERMAN, OLEG AND ERINA
MAILING ADDRESS: 19641 ROSITA ST
TARZANA CA 91356
SITUS ADDRESS: 19641 ROSITA ST
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2175013007** / INVOICE NO: BN220000569

SUBSTANCE OF PROTEST

Appellant states it took time to find a contractor who would do the work because some of the hazards were next to a power pole but they eventually hired someone who cleared the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: SHATZKIN, MORTON AND BRENDA TRS M L AND B E SHATZKIN TRUST
MAILING ADDRESS: 4749 NOMAD DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4749 NOMAD DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2175018036** / INVOICE NO: BN220000573

SUBSTANCE OF PROTEST

Appellant states they didn't receive a first notice and asked for clarification from LAFD as to the hazards after receiving a second notice and then promptly had them addressed.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: DELRAHIM FAMILY TRUST
MAILING ADDRESS: 4837 WINNETKA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4837 WINNETKA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2175027042** / INVOICE NO: BN220000579

SUBSTANCE OF PROTEST

Appellant states the property owners are in their 90's, bedridden, and don't recall receiving any notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: TAFAZOLI FARANAK S
MAILING ADDRESS: 4857 WINNETKA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4857 WINNETKA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2175027046** / INVOICE NO: BN220000580

SUBSTANCE OF PROTEST

Appellant states that they purchased the house and closed in October 2021 and provided documents showing the purchase. Appellant states they did not receive the first or second notices and that those went to the previous owner.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided sufficient evidence to show they purchased their property after noncompliance notices were sent out and so they were not afforded due process to address their brush. For these reasons it is recommended that the appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 08:45 COUNCIL DISTRICT: FS 93
NAME: ARASH REYHANI
MAILING ADDRESS: 5039 CALVIN AVE
TARZANA CA 91356
SITUS ADDRESS: 5039 CALVIN AVE
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2175033017** / INVOICE NO: BN220000581

SUBSTANCE OF PROTEST

Appellant states that the property belongs to his elderly parents who didn't know what needed to be done, so they hired a contractor to remove the brush and are now in compliance. Appellant also cites financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 3, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: ZARSKY, MICHAEL A CECILLE M TRS ZARSKY FAMILY TRUST
MAILING ADDRESS: 4718 NOMAD DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4718 NOMAD DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2175039012** / INVOICE NO: BN220000582

SUBSTANCE OF PROTEST

Appellant states they feel the assessment is unfair as they assumed the inspector had an issue with a certain palm tree but not another so they were unclear as to what the problem was.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: MOJAB KAMAL
MAILING ADDRESS: 4600 NOMAD DR
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4600 NOMAD DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2175039019** / INVOICE NO: BN220000585

SUBSTANCE OF PROTEST

Appellant states they have no hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 09:00 COUNCIL DISTRICT: FS 93
NAME: DRUCKER, MARK B AND STACY M TRS MARK AND STACY DRUCKER TRUST
MAILING ADDRESS: 4548 WINNETKA AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4548 WINNETKA AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2175039024** / INVOICE NO: BN220000586

SUBSTANCE OF PROTEST

Appellant stated that they cleared the hazards after receiving the first notice and again after talking to the LAFD and that all hazards are now clear.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 09:15 COUNCIL DISTRICT: FS 93
NAME: GASPAR,STEVE AND EMILY TRS GASPER FAMILY TRUST
MAILING ADDRESS: 5026 DONNA AVE
TARZANA CA 91356
SITUS ADDRESS: 5026 DONNA AVE
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2176009008** / INVOICE NO: BN220000592

SUBSTANCE OF PROTEST

Appellant stated they cleared the hazards after receiving the first notice and did further clearance after talking with LAFD and that the property is now clear of hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 09:30 COUNCIL DISTRICT: FS 93
NAME: WHITEHEAD, MICHAEL D
MAILING ADDRESS: 18732 EDLEEN DR
TARZANA CA 91356
SITUS ADDRESS: 18732 EDLEEN DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2176023023** / INVOICE NO: BN220000593

SUBSTANCE OF PROTEST

Appellant states that a delay was caused by confusion by the LAFD over what the property lines were and what hazards needed to be abated.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: ROBERT T SHMAEFF
MAILING ADDRESS: 18741 EDLEEN DR
TARZANA CA 91356
SITUS ADDRESS: 18741 EDLEEN DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2176026020** / INVOICE NO: BN220000595

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their hazards and submitted a receipt.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: Maurice ABIKZER
MAILING ADDRESS: 15233 Ventura Bl #425
Sherman Oaks CA 91403 USA
SITUS ADDRESS: 4817 BREWSTER DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2176028014** / INVOICE NO: BN220000596

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their hazards in November 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: EGHBALI OF FIROUZBAKHT TRUST
MAILING ADDRESS: 19146 GAYLE PL
TARZANA CA 91356
SITUS ADDRESS: 19146 GAYLE PL
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2177001006** / INVOICE NO: BN220000599

SUBSTANCE OF PROTEST

Appellant states they hired a tree service in June 2021 and had everything cleared and there's nothing but dust left.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: ROBERTS, ANNA
MAILING ADDRESS: 19121 GAYLE PL
TARZANA CA 91356 USA
SITUS ADDRESS: 19121 GAYLE PL
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2177001014** / INVOICE NO: BN220000600

SUBSTANCE OF PROTEST

Appellant states they cleared their hazards after receiving their first notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: BOROVSKY, VICTORIA
MAILING ADDRESS: 04395 LA BARCA DR
TARZANA CA 91356
SITUS ADDRESS: 4395 LA BARCA DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2177004009** / INVOICE NO: BN220000602

SUBSTANCE OF PROTEST

Appellant states their clearance efforts were delayed because they wouldn't let anyone on their property due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 10:00 COUNCIL DISTRICT: FS 93
NAME: PARHAM P PARHAMI
MAILING ADDRESS: 19835 GREENBRIAR DR
TARZANA CA 91356
SITUS ADDRESS: 19835 GREENBRIAR DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2178004032** / INVOICE NO: BN220000611

SUBSTANCE OF PROTEST

Appellant believed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: KATHY KRASS
MAILING ADDRESS: 4551 CONCHITA WAY
TARZANA CA 91356
SITUS ADDRESS: 4551 CONCHITA WAY
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2178028002** / INVOICE NO: BN220000615

SUBSTANCE OF PROTEST

Appellant states they cut down the tree on their property and the other trees in question either belonged to the city or straddled their neighbor's yard so that they were both responsible.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: MAHMOOD YADEGARI
MAILING ADDRESS: 19629 VALDEZ DR
TARZANA CA 91356
SITUS ADDRESS: 19629 VALDEZ DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2178028012** / INVOICE NO: BN220000616

SUBSTANCE OF PROTEST

Appellant states they never received any notices and that their house burned down in August 21 and they have not been back since.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. The initial inspection and notice was sent in June, before the fire. The second inspection was late August and notice was sent thereafter and would have been forwarded with all other mail. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: NADER ZADEH
MAILING ADDRESS: 4537 ELLENITA AVE
TARZANA CA 91356
SITUS ADDRESS: 4537 ELLENITA AVE
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2178031004** / INVOICE NO: BN220000618

SUBSTANCE OF PROTEST

Appellant submitted a receipt from the contractor they hired to remove their brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 09:45 COUNCIL DISTRICT: FS 93
NAME: SAYANI,KATRINE
MAILING ADDRESS: 19400 SHENANGO DR
TARZANA CA 91356
SITUS ADDRESS: 19400 SHENANGO DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180008008** / INVOICE NO: BN220000621

SUBSTANCE OF PROTEST

Appellant states they were visiting in New York and got COVID last year, delaying their ability to clear the property. Furthermore, Appellant states that they only had a few dead leaves and the real hazards are uphill from them and the city's property.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: YASHA, SINA
MAILING ADDRESS: 04234 ELLENITA AVE
TARZANA CA 91356
SITUS ADDRESS: 4234 ELLENITA AVE
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180010010** / INVOICE NO: BN220000623

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and that they cleared everything as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: DUMBETON VOROTOVA FAMILY TRUST
MAILING ADDRESS: 19650 GREENBRIAR DR
TARZANA CA 91356
SITUS ADDRESS: 19650 GREENBRIAR DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180010015** / INVOICE NO: BN220000625

SUBSTANCE OF PROTEST

Appellant states the property was cleared by the end of the year at great expense and that they can't afford another fine.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 10:00 COUNCIL DISTRICT: FS 93
NAME: SHOHMELIAN FAMILY TRUST
MAILING ADDRESS: 19548 ANADALE DR
TARZANA CA 91356
SITUS ADDRESS: 19548 ANADALE DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180012006** / INVOICE NO: BN220000627

SUBSTANCE OF PROTEST

Appellant states that the photos showing noncompliance are photos of their neighbor's property and that their property was in compliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: SAHABI,FARAMARZ CO TR NMS FAMILY TRUST
MAILING ADDRESS: 19560 ANADALE DR
TARZANA CA 91356
SITUS ADDRESS: 19560 ANADALE DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180012007** / INVOICE NO: BN220000628

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their brush after each notice and completed the work as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: SHADROO,KIDRA AND DERASHAN,DOREH
MAILING ADDRESS: 19612 ANADALE DR
TARZANA CA 91356
SITUS ADDRESS: 19612 ANADALE DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180013002** / INVOICE NO: BN220000629

SUBSTANCE OF PROTEST

Appellant states that they cleared their hazards after the first notice and then additional items were added after and they then cleared those hazards as well. Appellant feels they shouldn't be penalized for what the first inspector missed.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Clearance is an ongoing responsibility and a reinspection can bring up additional issues not found in the first due to the passage of time. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 10:15 COUNCIL DISTRICT: FS 93
NAME: DAVID HARPAZ
MAILING ADDRESS: 15720 VENTURA BLVD 322
ENCINO CA 91436
SITUS ADDRESS: 19574 BRAEWOOD DR
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180016014** / INVOICE NO: BN220000630

SUBSTANCE OF PROTEST

Appellant states that the property is a rental property and that the brush was cleared as soon as the owner was aware of the hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 11:00 COUNCIL DISTRICT: FS 93
NAME: SION AND ELANA TRS SASONNESS,
MAILING ADDRESS: 3831 COLDSTREAM TER
TARZANA CA 91356 USA
SITUS ADDRESS: 3831 COLDSTREAM TER
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180018012** / INVOICE NO: BN220000633

SUBSTANCE OF PROTEST

Appellant states their landscaper did the work and they only have green trees on their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: SILVERSTEIN, SEYMOUR AND GAIL
MAILING ADDRESS: 19854 BARBERRY LN
TARZANA CA 91356
SITUS ADDRESS: 19854 BARBERRY LN
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2180021005** / INVOICE NO: BN220000636

SUBSTANCE OF PROTEST

Appellant states they were surprised when they got an additional bill as they had cleared their property after clarifying the additional work that needed to be done with LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 83
NAME: SALAME,ROBIN TR ROBIN SALAME FAMILY TRUST
MAILING ADDRESS: 17721 ALONZO PLACE
LOS ANGELES CA 91316 USA
SITUS ADDRESS: 17721 ALONZO PL
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2182025021** / INVOICE NO: BN220000639

SUBSTANCE OF PROTEST

Appellant states they cleared their brush by October and additional hazards named were their neighbor's property and not theirs.

DEPARTMENT INFORMATION

First Inspection performed on: August 17, 2021.

Second Inspection performed on: September 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 10:30 COUNCIL DISTRICT: FS 93
NAME: SANATI, ARDESHIR CO TR SANATI FAMILY TRUST
MAILING ADDRESS: 4400 GABLE DR
ENCINO CA 91316
SITUS ADDRESS: 4400 GABLE DR
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2184013002** / INVOICE NO: BN220000643

SUBSTANCE OF PROTEST

Appellant claimed no notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 10:30 COUNCIL DISTRICT: FS 93
NAME: SANDRA BROOMANDAN
MAILING ADDRESS: 4610 LINDLEY AVE
ENCINO CA 91316
SITUS ADDRESS: 4610 LINDLEY AVE
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2184017014** / INVOICE NO: BN220000645

SUBSTANCE OF PROTEST

Appellant states that they regularly clear brush but last year they rented their property and the tenant failed to tell the Appellant that notices had been sent to the property. Once Appellant learned of the notices, they had the property cleared. Appellant states it needs to be easier to change the owner's address to get notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: September 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 14, 2022 12:00 COUNCIL DISTRICT: FS 93
NAME: KRIKUNOV, KONSTANTIN CO TR KRIKUNOV FAMILY TRUST
MAILING ADDRESS: 4548 GRIMES PL
ENCINO CA 91316
SITUS ADDRESS: 4548 GRIMES PL
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2184024032** / INVOICE NO: BN220000646

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice but cleared their brush as usual in June 2021 and that much of the brush was on their neighbor's property.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 14, 2022 09:30 COUNCIL DISTRICT: FS 93
NAME: GEORGE J DANIAL
MAILING ADDRESS: 4621 RUBIO AVE
ENCINO CA 91436
SITUS ADDRESS: 17917 MEDLEY DR
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2184036002** / INVOICE NO: BN220000650

SUBSTANCE OF PROTEST

Appellant states they received both notices and worked to clear their brush and worked with LAFD to clarify what needed to be done.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 8, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: YADIDI, PAYAM D CO TR
MAILING ADDRESS: PO BOX 261098
ENCINO CA 91426 USA
SITUS ADDRESS: 4116 ALONZO AVE
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2184039001** / INVOICE NO: BN220000654

SUBSTANCE OF PROTEST

Appellant states that they cleared their brush as required and then a tree died before the second notice and they had it removed.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 11:30 COUNCIL DISTRICT: FS 93
NAME: IRAJ GHARAKHANI
MAILING ADDRESS: 3745 ALONZO AVE
ENCINO CA 91316
SITUS ADDRESS: 3745 ALONZO AVE
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2184049007** / INVOICE NO: BN220000660

SUBSTANCE OF PROTEST

Appellant states there are no longer any hazards on the property and that they removed the one dead tree the LAFD flagged.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 93
NAME: LOUISE KALISCH
MAILING ADDRESS: 4046 HILTON HEAD WAY
TARZANA CA 91356
SITUS ADDRESS: 4046 HILTON HEAD WAY
LOS ANGELES CA 91356
ASSESSOR'S ID NO: **2184052003** / INVOICE NO: BN220000661

SUBSTANCE OF PROTEST

Appellant states they were in the hospital and couldn't answer and also states that the brush was cleared in time.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: TANSIN,JOE
MAILING ADDRESS: 4341 CANOGA DR
WOODLAND HILLS CA 91364 USA
SITUS ADDRESS: 4341 CANOGA DR
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2190002014** / INVOICE NO: BN220000666

SUBSTANCE OF PROTEST

Appellant states that the pandemic caused them financial distress and they couldn't afford to trim their trees but did so after getting an extension from speaking to LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: BURANASAKORN ANAN (TE)
MAILING ADDRESS: 4862 GALENDO ST
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4311 PAMPAS RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2190005013** / INVOICE NO: BN220000667

SUBSTANCE OF PROTEST

Appellant states they cleared their property after the notice of noncompliance and that they have paid all fines and that certain areas do not belong to them.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: ZARANDI, NEGIN AND AMIR
MAILING ADDRESS: 4401 SAN BLAS AVE
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4401 SAN BLAS AVE
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2190005015** / INVOICE NO: BN220000669

SUBSTANCE OF PROTEST

Appellant states they always clear their brush on time and were surprised to see they failed their first inspection and stated that the notice did not provide specific reasons why, making it difficult to discern what hazards remained. They cleared their brush again to the best of their ability and still had the same thing happen and feel it was unfair when specifics weren't provided.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: BENYAMINY, YEHEZKEL
MAILING ADDRESS: 04371 PAMPAS RD
WOODLAND HILLS CA 91364
SITUS ADDRESS: 4371 PAMPAS RD
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2190007026** / INVOICE NO: BN220000672

SUBSTANCE OF PROTEST

Appellant states they hired a contractor who cleared their brush.

DEPARTMENT INFORMATION

First Inspection performed on: May 29, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 84
NAME: MOODY LEE G AND CLARKE SEAN S
MAILING ADDRESS: 2715 EDWIN PL
LOS ANGELES CA 90046
SITUS ADDRESS: 4510 SAN TELA CT
LOS ANGELES CA 91364
ASSESSOR'S ID NO: **2190015032** / INVOICE NO: BN220000691

SUBSTANCE OF PROTEST

Appellant states they purchased the property and moved in December 2021 and therefore received no notices and assume they were sent to the previous owner.

DEPARTMENT INFORMATION

First Inspection performed on: May 6, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

LAFD records still list the former owner as the addressee for notices, which means that the County Assessor's owner information had not been updated. Based on these facts, it is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: AVIHU JUDAH
MAILING ADDRESS: 4132 WITZEL DR
SHERMAN OAKS CA 91423
SITUS ADDRESS: 4132 WITZEL DR
LOS ANGELES CA 91423
ASSESSOR'S ID NO: **2272007005** / INVOICE NO: BN220000694

SUBSTANCE OF PROTEST

Appellant states it was unclear what hazards still needed to be cleared after the first notice and that they had COVID and hired a contractor to clear the brush which they did.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: RAFFI TORUNYAN
MAILING ADDRESS: 14000 VALLEY VISTA BLVD
SHERMAN OAKS CA 91423
SITUS ADDRESS: 14000 VALLEY VISTA BLVD
LOS ANGELES CA 91423
ASSESSOR'S ID NO: **2272008003** / INVOICE NO: BN220000695

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to remove all hazards after the first notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 99
NAME: ROBJAM DEVELOPMENTS LLC
MAILING ADDRESS: 12225 FALKIRK LANE
LOS ANGELES CA 90049 USA
SITUS ADDRESS: VACANT LOT North 3676 N KNOBHILL DRIVE
SHERMAN OAKS CA 91423
ASSESSOR'S ID NO: **2274014024** / INVOICE NO: BN220000706

SUBSTANCE OF PROTEST

Appellant states they received no noncompliance notices and hired a contractor to clear the brush.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 12:00 COUNCIL DISTRICT: FS 99
NAME: CHRISTOPHER R ABARE
MAILING ADDRESS: 17547 RUSHING DR
GRANADA HILLS CA 91344
SITUS ADDRESS: 4000 OAKFIELD DR
LOS ANGELES CA 91423
ASSESSOR'S ID NO: **2274017012** / INVOICE NO: BN220000708

SUBSTANCE OF PROTEST

Appellant states that they have owned the property for 28 years and have always maintained it.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: SASOONES, EMANUEL AND MAHNAZ TR E AND M SASOONES TRUST
MAILING ADDRESS: 00115 N OAKHURST DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2274019027** / INVOICE NO: BN220000713

SUBSTANCE OF PROTEST

Appellant states that they completed their clearance in April 2022 and they apologized for not registering earlier. Appellant states their property borders the Santa Monica Mountain Conservancy and feels that LAFD may confuse their property for Appellant's.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 12:30 COUNCIL DISTRICT: FS 78
NAME: ROBERT M AND ISABELLE FOX, TRS
MAILING ADDRESS: 12490 W FIELDING CIRCLE APT 211
PLAYA VISTA CA 90094 USA
SITUS ADDRESS: 3929 STANSBURY AVE
LOS ANGELES CA 91423
ASSESSOR'S ID NO: **2274028019** / INVOICE NO: BN220000722

SUBSTANCE OF PROTEST

Appellant states that they regularly clear the property and have never had any issues and that they received no notices.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: TOPPI, WILLIAM J
MAILING ADDRESS: 14750 ROUND VALLEY DR
SHERMAN OAKS CA 91403
SITUS ADDRESS: VACANT LOT 14740 West Round Valley Road
Sherman oaks Ca 91423
ASSESSOR'S ID NO: **2275011006** / INVOICE NO: BN220000724

SUBSTANCE OF PROTEST

Appellant states they received no notices of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 99
NAME: 14527 MULHOLLAND DRIVE LLC
MAILING ADDRESS: 9200 W SUNSET BLVD PH 22
LOS ANGELES CA 90069
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2275028008** / INVOICE NO: BN220000732

SUBSTANCE OF PROTEST

Appellant states they never received notices.

DEPARTMENT INFORMATION

First Inspection performed on: May 27, 2021.

Second Inspection performed on: July 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Records show that Appellant contacted LAFD and confirmed the legal address and that there was also a supplemental address on file with the County Assessor and LAFD advised that they have to send to the legal address. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: DADSETAN, MOHAMMAD R AND KIOUMEHR, FARIDEH
MAILING ADDRESS: 14576 VALLEY VISTA BLVD
SHERMAN OAKS CA 91403
SITUS ADDRESS: 14576 VALLEY VISTA BLVD
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2276036044** / INVOICE NO: BN220000745

SUBSTANCE OF PROTEST

Appellant states they never received their initial noncompliance notice and that they cleared their hazards.

DEPARTMENT INFORMATION

First Inspection performed on: May 17, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 10:45 COUNCIL DISTRICT: FS 88
NAME: LETTERIE, KATHLEEN
MAILING ADDRESS: 04152 SAUGUS AVE
SHERMAN OAKS CA 91403
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2277004013** / INVOICE NO: BN220000747

SUBSTANCE OF PROTEST

Appellant states that their property passed inspection. Appellant owns the adjacent property which is the subject of this appeal but feels there must be some confusion regarding the notices of noncompliance as they hired a contractor to clear the property and feels it was cleared as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: ELNEKAVEH,ALEXANDER TR ALEXANDER ELNEKAVEH TRUST
MAILING ADDRESS: 3911 CODY RD
SHERMAN OAKS CA 91403
SITUS ADDRESS: 3911 CODY RD
LOS ANGELES 91403
ASSESSOR'S ID NO: **2277015004** / INVOICE NO: BN220000754

SUBSTANCE OF PROTEST

Appellant states they received no notices and that they cleared their property as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 13:00 COUNCIL DISTRICT: FS 88
NAME: OU,PAI HENG
MAILING ADDRESS: 3900 PACHECO DR
SHERMAN OAKS CA 91403
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2278001003** / INVOICE NO: BN220000757

SUBSTANCE OF PROTEST

Appellant states that they always maintain their property and had several trees removed last year.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: July 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 13:00 COUNCIL DISTRICT: FS 109
NAME: MEHDIZADEH, MEHRAN AND MARVIZI, JANET
MAILING ADDRESS: 3524 SCADLOCK LN
SHERMAN OAKS CA 91403
SITUS ADDRESS: 3524 SCADLOCK LN
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2279020013** / INVOICE NO: BN220000765

SUBSTANCE OF PROTEST

Appellant states that their brush removal was delayed due to COVID and that they never received a second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 11:00 COUNCIL DISTRICT: FS 109
NAME: BARZIVAND JACOB
MAILING ADDRESS: 5074 CALVIN AVE
TARZANA CA 91356
SITUS ADDRESS: 3358 SCADLOCK LN
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2279022005** / INVOICE NO: BN220000766

SUBSTANCE OF PROTEST

Appellant states that they purchased the property in July 2021 but did not take full possession of it until January 2022. Appellant states they received no notices of noncompliance but cleared the property in November 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 11:00 COUNCIL DISTRICT: FS 88
NAME: GRAHAM,ELIOT P CO TR GRAHAM AND CELOWANCHIK TRUST
MAILING ADDRESS: 3807 SCADLOCK LN
SHERMAN OAKS CA 91403
SITUS ADDRESS: 3807 SCADLOCK LN
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2279032019** / INVOICE NO: BN220000767

SUBSTANCE OF PROTEST

Appellant claim it was not their property.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: CHI DORA
MAILING ADDRESS: 17 ADELANTE
IRVINE CA 92614
SITUS ADDRESS: 15435 MOONRIDGE DR
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2279032034** / INVOICE NO: BN220000768

SUBSTANCE OF PROTEST

Appellant states they purchased the property in October 2021 and never received any notices that went to the previous owner. Appellant provided a dated grant deed in support.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the appeal be granted. Appellant provided evidence that they purchased the property after the initial notices were sent to the previous owner and LAFD records show returned mail from those initial notices which did not afford Appellant due process.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: MOADEL, MOOSA AND JANDARK N TRS MOADEL FAMILY TRUST
MAILING ADDRESS: 3727 ROYAL WOODS DR
SHERMAN OAKS CA 91403
SITUS ADDRESS: 3727 ROYAL WOODS DR
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2280007021** / INVOICE NO: BN220000772

SUBSTANCE OF PROTEST

Appellant states the notices was to remove a birch tree and that a contractor was hired to remove the hazards.

DEPARTMENT INFORMATION

First Inspection performed on: May 23, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: ABRAHAMI,DORON AND DALIA TRS DORON AND DALIA ABRAHAMI TRUST
MAILING ADDRESS: 15870 ROYAL HAVEN PL
SHERMAN OAKS CA 91403
SITUS ADDRESS: 15870 ROYAL HAVEN PL
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2280022061** / INVOICE NO: BN220000776

SUBSTANCE OF PROTEST

Appellant stated the hazard area in question was on the other side of a 6 ft wall, was a small area, and they can't afford the assessment.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: Edward and Katherine Ahn
MAILING ADDRESS: 15360 Del Gado Dr
Sherman Oaks CA 91403 United States
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2281007012** / INVOICE NO: BN220000777

SUBSTANCE OF PROTEST

Appellant states they have three lots and their gardener injured themselves which delayed clearance.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: DONOVAN, CHRISTOPHER P AND ALLISON R
MAILING ADDRESS: 03847 SCADLOCK LN
SHERMAN OAKS CA 91403
SITUS ADDRESS: 3847 SCADLOCK LN
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2281017007** / INVOICE NO: BN220000781

SUBSTANCE OF PROTEST

Appellant states they cleared the brush before the due date and the noncompliance notice was regarding a palm tree on their neighbor's property.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

LAFD records confirm the palm tree in question was not the responsibility of the Appellant and Appellant had cleared their brush as required. Therefore it is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 11:30 COUNCIL DISTRICT: FS 88
NAME: BAUMANN,ASHLEY
MAILING ADDRESS: 15421 DEERHORN RD
SHERMAN OAKS CA 91403
SITUS ADDRESS: 15421 DEERHORN RD
LOS ANGELES CA 91403
ASSESSOR'S ID NO: **2281019010** / INVOICE NO: BN220000784

SUBSTANCE OF PROTEST

Appellant states they received no notices. Appellant states that their weekly gardener cleared the brush but due to COVID they could not get another gardener to come and check the work.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 11:30 COUNCIL DISTRICT: FS 88
NAME: SABA, WILLIAM K TR SABA FAMILY TRUST
MAILING ADDRESS: 15611 MEADOWGATE RD
ENCINO CA 91436
SITUS ADDRESS: 15611 MEADOWGATE RD
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2285003048** / INVOICE NO: BN220000786

SUBSTANCE OF PROTEST

Appellant believe in compliance at time of inspection.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: DONALD D DELGER
MAILING ADDRESS: 15630 HIGH KNOLL RD
ENCINO CA 91436
SITUS ADDRESS: 15630 HIGH KNOLL RD
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2285007025** / INVOICE NO: BN220000787

SUBSTANCE OF PROTEST

Appellant states that their father owns the property and has dementia and they called Appellant after receiving their second notice, whereupon Appellant hired a contractor to remove the hazards.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 13:00 COUNCIL DISTRICT: FS 88
NAME: ARBABI,HOMEYRA M TR HLA FAMILY TRUST
MAILING ADDRESS: 15021 VENTURA BLVD UNIT 807
SHERMAN OAKS CA 91403
SITUS ADDRESS: 15656 HIGH KNOLL RD
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2285008032** / INVOICE NO: BN220000793

SUBSTANCE OF PROTEST

Appellant states the LAFD has the wrong property lines and the hazards in question are on her neighbor's property, saying the owner has written LAFD to verify.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: PEGADIOTES, STELIOS TR OAKS TRUST
MAILING ADDRESS: 15958 HIGH KNOLL RD
ENCINO CA 91436
SITUS ADDRESS: 15958 HIGH KNOLL RD
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2285011011** / INVOICE NO: BN220000795

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice and that they had been experiencing mail theft at the time. Appellant states they cleared their brush after receiving their second notice.

DEPARTMENT INFORMATION

First Inspection performed on: April 21, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 88
NAME: GOLDSMITH, BRIAN CO TR GOLDSMITH FAMILY TRUST
MAILING ADDRESS: 16070 WOODVALE RD
ENCINO CA 91436
SITUS ADDRESS: 16056 WOODVALE RD
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2285011022** / INVOICE NO: BN220000797

SUBSTANCE OF PROTEST

Appellant states the job was too big for them to do on their own and they hired contractors to complete the work but dates got pushed back due to COVID. Appellant states they tried contacting LAFD about it.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: SHAWN ARAGHI
MAILING ADDRESS: 16325 ROYAL HILLS DR
ENCINO CA 91436
SITUS ADDRESS: 16325 ROYAL HILLS DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2286011025** / INVOICE NO: BN220000801

SUBSTANCE OF PROTEST

Appellant states they did not receive any notices and that they hired a contractor who removed all hazards.

DEPARTMENT INFORMATION

First Inspection performed on: May 27, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: HAMEDISANGSARI, HAMID CO TR HAMEDISANGSARI HAMEDI TRUST
MAILING ADDRESS: 11964 BRENTWOOD GROVE DR
LOS ANGELES CA 90049 USA
SITUS ADDRESS: 16980 ESCALON DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2287001039** / INVOICE NO: BN220000806

SUBSTANCE OF PROTEST

Appellant states the inspector came before their brush clearance contractor, who then completed the work required.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: ROTH HARRIS AND CATHERINE
MAILING ADDRESS: 16930 ENCINO HILLS DR
ENCINO CA 91436
SITUS ADDRESS: 16930 ENCINO HILLS DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2287005053** / INVOICE NO: BN220000808

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice and that it was lost or mailed to the wrong address and upon the second notice they cleared their hazards as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: JOEY PARSI
MAILING ADDRESS: 16760 ENCINO HILLS DR
ENCINO CA 91436
SITUS ADDRESS: 16760 ENCINO HILLS DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2287007041** / INVOICE NO: BN220000810

SUBSTANCE OF PROTEST

Appellant states they've never had a problem maintaining their brush and that they received no notices of noncompliance, saying that there has been lots of mail theft in their area.

DEPARTMENT INFORMATION

First Inspection performed on: May 29, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 12:00 COUNCIL DISTRICT: FS 109
NAME: ALGINET36 LLC
MAILING ADDRESS: 25580 PRADO DE AMARILLO D
CALABASAS CA 91302 USA
SITUS ADDRESS: 3436 ALGINET DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2287012066** / INVOICE NO: BN220000814

SUBSTANCE OF PROTEST

Appellant claimed property cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: April 19, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 12:30 COUNCIL DISTRICT: FS 109
NAME: KELISHADI, HAMID CO TR KELISHADI FAMILY TRUST
MAILING ADDRESS: 25580 PRADO DE AMARILLO
CALABASAS CA 91302
SITUS ADDRESS: 3446 ALGINET DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2287012067** / INVOICE NO: BN220000815

SUBSTANCE OF PROTEST

Appellant believed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: 3821 23 GREEN VISTA LLC C/O ROBERT MOBASSERI ESQ
MAILING ADDRESS: 1055 W 7TH ST STE 2140
LOS ANGELES CA 90017
SITUS ADDRESS: 3821 North GREEN VISTA DR
ENCINO CA 91436
ASSESSOR'S ID NO: **2287015053** / INVOICE NO: BN220000818

SUBSTANCE OF PROTEST

Appellant claimed that he was unaware brush clearance not done.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: 3821 23 GREEN VISTA LLC C/O ROBERT MOBASSERI ESQ
MAILING ADDRESS: 1055 W 7TH ST STE 2140
LOS ANGELES CA 90017
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2287015054** / INVOICE NO: BN220000819

SUBSTANCE OF PROTEST

Appellant believed brush clearance was done but unaware that the work was not done.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: JALIL RASHTI
MAILING ADDRESS: 16856 ENCINO HILLS DR
ENCINO CA 91436
SITUS ADDRESS: 16856 ENCINO HILLS DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2287016045** / INVOICE NO: BN220000820

SUBSTANCE OF PROTEST

Appellant states they did not receive any notices and paid to have all their hazards removed.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 83
NAME: TORABI, SHAHRZAD TR TORABI FAMILY TRUST
MAILING ADDRESS: 4540 BALBOA AVE
ENCINO CA 91316
SITUS ADDRESS: 4540 BALBOA AVE
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2289016044** / INVOICE NO: BN220000826

SUBSTANCE OF PROTEST

Appellant states they had hired contractors who were doing the work and LAFD must have visited at the same time without telling them and they seek a repeal of the fees.

DEPARTMENT INFORMATION

First Inspection performed on: August 25, 2021.

Second Inspection performed on: September 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 83
NAME: DOHENY ESTATE HOMES LLC
MAILING ADDRESS: 7463 VARNA STREET
N HOLLYWOOD CA 91605 USA
SITUS ADDRESS: 4405 ESTRONDO DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2289030003** / INVOICE NO: BN220000829

SUBSTANCE OF PROTEST

Appellant provided receipts showing they paid a contractor to clear their hazards.

DEPARTMENT INFORMATION

First Inspection performed on: September 1, 2021.

Second Inspection performed on: November 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 13:30 COUNCIL DISTRICT: FS 83
NAME: Sofia O. & Alexis GEVORGIAN
MAILING ADDRESS: PO BOX 260770
ENCINO CA 91426 UNITED STATES
SITUS ADDRESS: V/L @ 16835 West Adlon Road
Los Angeles CA 91436
ASSESSOR'S ID NO: **2291010032** / INVOICE NO: BN220000830

SUBSTANCE OF PROTEST

Appellant did not state a reason for their appeal other than stating that the property was cleared of hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 83
NAME: GRAHAM J MOUW
MAILING ADDRESS: 4263 MOONCREST PL
ENCINO CA 91436
SITUS ADDRESS: 4263 MOONCREST PL
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2292002012** / INVOICE NO: BN220000836

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to remove all brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: CORNE ERIC AND AIMEE F
MAILING ADDRESS: 16962 COTTER PL
ENCINO CA 91436
SITUS ADDRESS: 16962 COTTER PL
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2292009006** / INVOICE NO: BN220000837

SUBSTANCE OF PROTEST

Appellant states they bought their property in 2019 and that this was a learning process for them and they had all hazards removed.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: PEYKAR, EDWARD AND SHAHRZAD TRS E AND S PEYKAR TRUST
MAILING ADDRESS: 17065 ENCINO VERDE PL
ENCINO CA 91436
SITUS ADDRESS: 17065 ENCINO VERDE PL
ENCINO CA 91436
ASSESSOR'S ID NO: **2292010030** / INVOICE NO: BN220000840

SUBSTANCE OF PROTEST

Appellant states they cleared 5 acres after their first notice of noncompliance and talked to LAFD to clarify what needed to be cleared after their second notice. Appellant states that LAFD staff told them there would be no penalties.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 13:45 COUNCIL DISTRICT: FS 83
NAME: HELLER, MARK S TR
MAILING ADDRESS: 25580 PRADO DE ORO
CALABASAS CA 91302 USA
SITUS ADDRESS: 4510 CHARMION LN
LOS ANGELES CA 91316
ASSESSOR'S ID NO: **2292016008** / INVOICE NO: BN220000842

SUBSTANCE OF PROTEST

Appellant stated that they cleared the hazards in October 2021 after the initial notice of noncompliance and that they tried to contact the LAFD thereafter to confirm it was done correctly but received no response.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: LIEBERMAN,ALEXANDER CSTDN R LIEBERMAN MINOR EST OF AND
LIEBERMAN,M TR LIEBERMAN TRUST
MAILING ADDRESS: 10966 HILLHAVEN AVE
TUJUNGA CA 91042
SITUS ADDRESS: 3811 DIAMANTE PL
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2293002012** / INVOICE NO: BN220000845

SUBSTANCE OF PROTEST

Appellant states they received no notices and paid a contractor to remove all hazards as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;

therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: ANNA STOYAN
MAILING ADDRESS: 3841 DIAMANTE PL
ENCINO CA 91436
SITUS ADDRESS: 3841 DIAMANTE PL
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2293002015** / INVOICE NO: BN220000848

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their brush.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 14:00 COUNCIL DISTRICT: FS 109
NAME: VADIM J MIRONER
MAILING ADDRESS: 12140 SUMMIT CT
BEVERLY HILLS CA 90210 USA
SITUS ADDRESS: 3636 DELLVALE PL
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2293007019** / INVOICE NO: BN220000854

SUBSTANCE OF PROTEST

Appellant states that they cleared their property of hazards in June 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: STERN, GLENN H AND AUDREY F
MAILING ADDRESS: 16657 CALNEVA DR
ENCINO CA 91436
SITUS ADDRESS: 16657 CALNEVA DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2293008016** / INVOICE NO: BN220000855

SUBSTANCE OF PROTEST

Appellant states that trees were removed and trimmed and LAFD cleared their property from noncompliance list.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: KINEMAN, CLARA P TR KINEMAN FAMILY TRUST
MAILING ADDRESS: 3401 RED ROSE DR
ENCINO CA 91436 USA
SITUS ADDRESS: 3401 RED ROSE DR
LOS ANGELES CA 91436
ASSESSOR'S ID NO: **2293012010** / INVOICE NO: BN220000859

SUBSTANCE OF PROTEST

Appellant states that the property owner is elderly and the property is managed by their son who is out of state. Their gardener worked to clear the property which was in compliance in November 2021. Clearance was done after deadlines due to issue with post office.

DEPARTMENT INFORMATION

First Inspection performed on: May 27, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: AJDARI,MEHRDAD
MAILING ADDRESS: 25348 FITZGERALD AVE
STEVENSON RANCH CA 91381
SITUS ADDRESS: 12428 LAUREL TERRACE DR
LOS ANGELES CA 91604
ASSESSOR'S ID NO: **2376002015** / INVOICE NO: BN220000863

SUBSTANCE OF PROTEST

Appellant states the hazards were on a small portion of their lot that they later couldn't access due to construction and provided photos.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: TAKVORYAN INVESTMENTS LLC
MAILING ADDRESS: 6714 ALLOTT AVE
VAN NUYS CA 91401
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2376006009** / INVOICE NO: BN220000866

SUBSTANCE OF PROTEST

Appellant states they contacted LAFD saying they cleared their property in July and were told they wouldn't know if it was rechecked and they thought the matter was resolved.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: TAKVORYAN INVESTMENTS LLC
MAILING ADDRESS: 6714 ALLOTT AVE
VAN NUYS CA 91401
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2376006010** / INVOICE NO: BN220000867

SUBSTANCE OF PROTEST

Appellant states they were told all they had to do was turn in their receipt showing they paid for brush clearance, which they did.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 14:15 COUNCIL DISTRICT: FS 78
NAME: JERDE CHRISTOPHER J AND BLACKBURN CHI YOUNG M
MAILING ADDRESS: 11783 LAURELCREST DR
STUDIO CITY CA 91604
SITUS ADDRESS: 11783 LAURELCREST DR
LOS ANGELES CA 91604
ASSESSOR'S ID NO: **2377002035** / INVOICE NO: BN220000869

SUBSTANCE OF PROTEST

Appellant stated that they did not receive the first notice of noncompliance and that they split the hazard clearance across two time periods because they could not afford to do everything at once.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: WEIJDEN, JEROEN V
MAILING ADDRESS: 11920 LAUREL HILLS RD
STUDIO CITY CA 91604
SITUS ADDRESS: 11920 LAUREL HILLS RD
LOS ANGELES CA 91604
ASSESSOR'S ID NO: **2377022005** / INVOICE NO: BN220000874

SUBSTANCE OF PROTEST

Appellant states they always clear their property and tried to contact LAFD several times after getting their first notice of noncompliance. They don't recall getting a second but say they cleared their hazards once they understood what they were.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 14:30 COUNCIL DISTRICT: FS 86
NAME: SUKHOTSKIY ALEKSANDR
MAILING ADDRESS: 11343 BRILL DR
STUDIO CITY CA 91604
SITUS ADDRESS: 11343 BRILL DR
LOS ANGELES CA 91604
ASSESSOR'S ID NO: **2378019021** / INVOICE NO: BN220000876

SUBSTANCE OF PROTEST

Appellant states the they did not receive a first notice of noncompliance and thereafter tried to contact the LAFD regarding what hazards needed abatement but did not hear back.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 13:00 COUNCIL DISTRICT: FS 86
NAME: MALCOLM,CAROLYN R TR 3506 BERRY TRUST C/O CRM MGMT
MAILING ADDRESS: PO BOX 778
NEW YORK NY 10013
SITUS ADDRESS: 3506 BERRY DR
LOS ANGELES CA 91604
ASSESSOR'S ID NO: **2378028024** / INVOICE NO: BN220000878

SUBSTANCE OF PROTEST

Appellant claimed no notice and property sold April 2022.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

The issue regarding ownership of the property and the assessment was an issue for escrow.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: BARKEV AND SONIA MESERLIAN, TRS
MAILING ADDRESS: 707 BROADWAY STE 415
LOS ANGELES CA 90014 USA
SITUS ADDRESS: V/L S of 3971 FREDONIA DR
STUDIO CITY CA 90068
ASSESSOR'S ID NO: **2380002020** / INVOICE NO: BN220000881

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance, otherwise they would have cleared their property before the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: BOLADIAN VICKY
MAILING ADDRESS: 3952 COLDWATER CANYON AVE
STUDIO CITY CA 91604
SITUS ADDRESS: 3952 COLDWATER CANYON AVE
LOS ANGELES CA 91604
ASSESSOR'S ID NO: **2384008036** / INVOICE NO: BN220000906

SUBSTANCE OF PROTEST

Appellant states their brush clearance was completed in October 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: SHBEYR,HABIB AND
MAILING ADDRESS: 01221 BRUNSWICK AVE
SOUTH PASADENA CA 91030
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2384015004** / INVOICE NO: BN220000907

SUBSTANCE OF PROTEST

Appellant states that the property was cleared twice, the second time after they discovered their neighbors had dumped tree trimmings on the property. They don't know why they're being fined.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 108
NAME: FAHIMIAN, SORAYA TR SORAYA FAHIMIAN TRUST
MAILING ADDRESS: 26181 RED CORRAL RD
LAGUNA HILLS CA 92653
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2384019075** / INVOICE NO: BN220000908

SUBSTANCE OF PROTEST

Appellant states their property was cleared and is maintained by a tree service who uses their property to store equipment and they don't understand how they failed to maintain their property.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 108
NAME: FAHIMIAN, SORAYA TR SORAYA FAHIMIAN TRUST
MAILING ADDRESS: 26181 RED CORRAL RD
LAGUNA BEACH CA 92653
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2384019076** / INVOICE NO: BN220000909

SUBSTANCE OF PROTEST

Appellant states that the property was cleared by a tree service that uses the property to store equipment so they don't understand how they failed the inspection.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 78
NAME: TAYLOR, RODERICK L AND KRISTA L
MAILING ADDRESS: 13233 STONERIDGE PL
SHERMAN OAKS CA 91423
SITUS ADDRESS: 13233 STONERIDGE PL
LOS ANGELES CA 91423
ASSESSOR'S ID NO: **2385007017** / INVOICE NO: BN220000914

SUBSTANCE OF PROTEST

Appellant states they were out of town taking care of their mother and didn't receive any notices and didn't know there was a problem.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 13:45 COUNCIL DISTRICT: FS 108
NAME: OBEROI,INDERJEET S AND KAWALJIT K
MAILING ADDRESS: 1702 S BEVERLY GLEN BLVD
LOS ANGELES CA 90024 USA
SITUS ADDRESS: V/L North of 3625 Coldwater Canyon
Studio City Ca 91604
ASSESSOR'S ID NO: **2385019005** / INVOICE NO: BN220000916

SUBSTANCE OF PROTEST

Appellant states that they did not receive the noncompliance notices as they changed their address. Further, Appellants states that they cleared their property of hazards before the due date.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 15:00 COUNCIL DISTRICT: FS 108
NAME: OBEROI,INDERJEET S AND KAWALJIT K
MAILING ADDRESS: 1702 S BEVERLY GLEN BLVD
LOS ANGELES CA 90024 USA
SITUS ADDRESS: V/L North of 3625 Coldwater Canyon
Studio City Ca 91604
ASSESSOR'S ID NO: **2385019006** / INVOICE NO: BN220000917

SUBSTANCE OF PROTEST

Appellant states that they did not receive their noncompliance notices due to a change in their address. Further, Appellants states that they cleared their property of hazards before the due date.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 77
NAME: CHOULDIAN,SARKIS ET AL OHANES,RAFI
MAILING ADDRESS: 9532 LA TUNA CANYON RD
SUN VALLEY CA 91352
SITUS ADDRESS: 9532 LA TUNA CANYON RD
LOS ANGELES CA 91352
ASSESSOR'S ID NO: **2401037005** / INVOICE NO: BN220000932

SUBSTANCE OF PROTEST

Appellant states they needed forestry approval to remove or trim a protected fallen oak and that it took some time and wasn't done before getting the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 23, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Forestry approval was given before the first inspection was made. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 77
NAME: GREG D GRIGORIAN
MAILING ADDRESS: 5765 SUMMIT CREST DR
LA CANADA CA 91011
SITUS ADDRESS: 9616 LA TUNA CANYON RD
LOS ANGELES CA 91352
ASSESSOR'S ID NO: **2401038013** / INVOICE NO: BN220000933

SUBSTANCE OF PROTEST

Appellant states their property was cleared by September 2022 and that they were going through a divorce and lost business due to COVID and they are experiencing financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 15:15 COUNCIL DISTRICT: FS 76
NAME: STEVEN E FISHMAN
MAILING ADDRESS: 20 N RAYMOND AVE 250
PASADENA CA 91103
SITUS ADDRESS: 3635 CAHUENGA BLVD W
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2425005044** / INVOICE NO: BN220000941

SUBSTANCE OF PROTEST

Appellant states that they removed two dead trees after the initial notice of noncompliance and did not receive a second notice.

DEPARTMENT INFORMATION

First Inspection performed on: April 17, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 13:30 COUNCIL DISTRICT: FS 76
NAME: LAHR RANDALL AND MORRISON DAVID
MAILING ADDRESS: 3737 FREDONIA DR
LOS ANGELES CA 90068
SITUS ADDRESS: 3737 FREDONIA DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2425006012** / INVOICE NO: BN220000942

SUBSTANCE OF PROTEST

Appellant pays for regular brush clearance and says he should have passed his brush clearance inspections. He also stated the hardship of his tenants not paying rent. Appellant was violated for brush removal on 5/18/2021 with a second notice on 7/16/2021 specifying "trees". Photos show numerous tree limbs nearly touching the ground.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant confirms that clearance was not completed until 8/3/2021. This was after the Second Notice of Noncompliance was issued on 7/16/2021. Therefore, the assessment is proper.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: COTTON BRIAN AND PAULE AARON
MAILING ADDRESS: 3845 BROADLAWN DR
LOS ANGELES CA 90068
SITUS ADDRESS: 3845 BROADLAWN DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2425009007** / INVOICE NO: BN220000947

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to do the work but that they have been out of state off and on to help their mother who has alzheimer's and getting the work done proved difficult.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 14:00 COUNCIL DISTRICT: FS 76
NAME: CALTABIANO THOMAS AND WANG GRACE
MAILING ADDRESS: 3562 MULTIVIEW DRIVE
ENCINO CA 91316 USA
SITUS ADDRESS: 3562 MULTIVIEW DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2425016021** / INVOICE NO: BN220000959

SUBSTANCE OF PROTEST

Appellant paid for brush clearance on 6/22/21 and says he should have passed his brush clearance inspections. However, Appellant had already received a Notice of Noncompliance violation on 5/19/2021. He received his Second Notice of Noncompliance on 7/19/2021. Photos show numerous tree limbs nearly touching the ground and dry dead tree material and dead branches on the ground or touching it. Appellant also claims some areas may not be on his property.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: July 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant confirms that clearance was not performed until 6/22/2021 after the Notice of Noncompliance was issued on 5/19/2021. The central violation was that tree limbs were too low to the ground, and dead tree limbs and bush debris were piled on the ground. It appears that the Appellant believes only tall grasses qualify as brush. Brush includes tree limbs hanging down towards the ground, dead tree limbs, tree debris and bush debris on the ground, in addition to, various grasses greater than three inches. Dead trees, limbs, bushes and their debris have far more energy to fuel fires than brush.

The failure to clear these debris within code represents a great fire danger. Moreover, Appellant allowed this condition to continue through the Red Post Notice to Abate Nuisance and Contractor Clearance. After inspecting the property boundaries, the violation has been assessed to the correct Assessor's Parcel Number. The assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: SOLDINGER, MARK TR MARK SOLDINGER TRUST
MAILING ADDRESS: 3201 OAKLEY DR
LOS ANGELES CA 90068
SITUS ADDRESS: 3201 OAKLEY DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2425017009** / INVOICE NO: BN220000962

SUBSTANCE OF PROTEST

Appellant disputes the zimas boundaries of their property and states that they previously talked to LAFD about this and saying that the disputed property is not their responsibility.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: PATHAN, ASSADULLAH A
MAILING ADDRESS: 742 ROSEMONT AVE
PASADENA CA 91103
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2427001003** / INVOICE NO: BN220000974

SUBSTANCE OF PROTEST

Appellant states there is no access to the property and that the surrounding property owners treat it as their own and dump their brush on it. Appellant also claims a disability, that they are a veteran and have financial constraints.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: ASHKAN,SARVINE CO TR S ASHKAN AND R BRENNAN TRUST
MAILING ADDRESS: 7557 MULHOLLAND DR
LOS ANGELES CA 90046
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2427005026** / INVOICE NO: BN220000977

SUBSTANCE OF PROTEST

Appellant states they hired a service that cleared the lots and feels that LAFD may be confusing surrounding lots with theirs and that they aren't responsible for the surrounding lots.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 76

NAME: REUVENI,YAIR AND ALDEMA TRS

MAILING ADDRESS: 4718 CEDROS AVE
SHERMAN OAKS CA 91403 USA

SITUS ADDRESS: N/A

ASSESSOR'S ID NO: **2427008047** / INVOICE NO: BN220000987

SUBSTANCE OF PROTEST

Appellant stated that property owner -(head of household) father died, suffered stage 4 cancer for over a year.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The total assessment is reduced to \$0.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: HALIMI,OFER TR OFER HALIMI TRUST
MAILING ADDRESS: 6940 PACIFIC VIEW DR
LOS ANGELES CA 90068
SITUS ADDRESS: 6940 PACIFIC VIEW DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2428027007** / INVOICE NO: BN220001011

SUBSTANCE OF PROTEST

Appellant states they did not receive any notices but have been out of the country and may have missed them. Appellant states their gardener clears brush on a regular basis and that the assessment is an imposition on them given COVID.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: August 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: PEIKIN WOODLAND, PAUL M
MAILING ADDRESS: 6915 VISO DR
LOS ANGELES CA 90068
SITUS ADDRESS: 6915 VISO DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2428028006** / INVOICE NO: BN220001014

SUBSTANCE OF PROTEST

Appellant states they were a victim of mail theft and didn't receive their noncompliance notices and that after clarifying the work to be done with LAFD, they completed the work.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: August 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 15:45 COUNCIL DISTRICT: FS 76
NAME: SAADEH, DAVID TR DAVID SAADEH TRUST
MAILING ADDRESS: 6916 VISO DR
LOS ANGELES CA 90068
SITUS ADDRESS: 6916 VISO DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2428028016** / INVOICE NO: BN220001017

SUBSTANCE OF PROTEST

Appellant states that they cleared the fire hazards as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: August 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: CHO,SANG S AND ANNE A
MAILING ADDRESS: 3264 PEARL LN
OCEANSIDE CA 92056 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2429004046** / INVOICE NO: BN220001030

SUBSTANCE OF PROTEST

Appellant states they received no notices because they moved to San Diego.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: BLACK,CLAUDIA L
MAILING ADDRESS: 3100 ELLINGTON DR
LOS ANGELES CA 90068
SITUS ADDRESS: 3100 ELLINGTON DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2429005021** / INVOICE NO: BN220001031

SUBSTANCE OF PROTEST

Appellant states they were out of the country and upon their return they found the notices and spoke to their gardener who regularly maintains the property. Appellant states it wasn't clear what was being required and tried contacting LAFD to no avail. Appellant also claims financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 14:30 COUNCIL DISTRICT: FS 76
NAME: ZVIK, NICKI
MAILING ADDRESS: 8510 BALBOA BLVD STE 220
NORTHRIDGE CA 91325 USA
SITUS ADDRESS: 7113 WOODROW WILSON DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2429016035** / INVOICE NO: BN220001035

SUBSTANCE OF PROTEST

Appellant claims that a squatter prevented him from performing brush clearance because the state did not allow Appellant to evict the squatter from the property. Appellant presents no evidence for his claims. In addition, there is no evidence that the Appellant contacted the courts, the fire department, or a private contractor perform or enable brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant confirms that clearance was not performed but claims that presence of a squatter prevented brush clearance. There is no evidence that the presence of a squatter prevented brush clearance. For instance, Appellant could have hired a gardener or contractor to clear the brush. And, if the hired party was denied access, their statement would be some proof. In addition, the police or fire department could have been contacted to assist in gaining access or at least provide a letter for a court's injunction or order that the trespasser be removed. Instead, Appellant allowed the property to go to clearance, which the City had to pay for to protect the citizens of the community from fire danger. There are numerous photographs documenting the fire danger. The property was posted with a Notice to Abate Nuisance and Fire Hazard. The assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 15:00 COUNCIL DISTRICT: FS 76
NAME: DRISKA MANN VAN
MAILING ADDRESS: 3141 OAKCREST DR
LOS ANGELES CA 90068
SITUS ADDRESS: 3141 OAKCREST DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **2429018011** / INVOICE NO: BN220001038

SUBSTANCE OF PROTEST

Appellant admits there was no effort to perform brush clearance because of Appellant's husband's death, Appellant's age, lack of money and inability to hire someone to perform brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: July 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

In addition to all of the notices and failed inspections, the property was physically posted with the red posted Notice to Abate Fire Hazard and Nuisance. Each of the Notices and the red posting contained the Inspector's email and phone number and address where he could be reached. There is no record of the Appellant reaching out to contact the Inspector nor the Department.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant claims hardship but provides no proof other than Appellant's claims. If the Appellant had reached out, perhaps a schedule of compliance could have been agreed upon. Instead of managing the danger, the Appellant risked their home and the homes of others in the community. In view of the lack of any effort to contact the Inspector or perhaps getting someone to perform clearance, and the lack of effort to plan compliance, it is recommended that Appellant's appeal be denied and the assessment be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 24
NAME: KIM, SAM
MAILING ADDRESS: 00639 STANFORD RD
BURBANK CA 91504
SITUS ADDRESS: 10568 WHEATLAND AVE
LOS ANGELES CA 91040
ASSESSOR'S ID NO: **2528031002** / INVOICE NO: BN220001044

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear the brush as required and did so several times.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 24
NAME: HARUTYUNYAN MARTIN
MAILING ADDRESS: 10600 LEDEEN DR
SYLMAR CA 91342
SITUS ADDRESS: 10600 LEDEEN DR
LOS ANGELES CA 91342
ASSESSOR'S ID NO: **2529017029** / INVOICE NO: BN220001049

SUBSTANCE OF PROTEST

Appellant purchased the property after the initial notice was sent to the previous owner and a second notice wasn't received either, however, Appellant did get the property cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided evidence that they closed escrow after the initial notice was sent to the prior property owner, thus the new owner did not have due process. For these reasons, it is recommended that the appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 13:15 COUNCIL DISTRICT: FS 77
NAME: DCT PEORIA STREET LLC LESSOR
MAILING ADDRESS: 1800 WAZEE ST
DENVER CO 80202 USA
SITUS ADDRESS: 11300 PEORIA ST
LOS ANGELES CA 91352
ASSESSOR'S ID NO: **2538011002** / INVOICE NO: BN220001057

SUBSTANCE OF PROTEST

Appellant states that the photos taken by LAFD are not their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 77
NAME: MARSOT,VANESSA
MAILING ADDRESS: 10030 MCBROOM ST
SUNLAND CA 91040
SITUS ADDRESS: 10416 CLYBOURN AVE
LOS ANGELES CA 91040
ASSESSOR'S ID NO: **2542008004** / INVOICE NO: BN220001059

SUBSTANCE OF PROTEST

Appellant submitted several emails saying they were out of the country and received no notices and their tenants attempted to contact LAFD as did they and couldn't get a response to know what to do and that they were being penalized for their neighbor's property.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$952.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$952.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 77
NAME: PETROSSIAN,VAHIK AND ZINA
MAILING ADDRESS: 01645 SANTA MARIA AVE
GLENDALE CA 91208
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2542028004** / INVOICE NO: BN220001061

SUBSTANCE OF PROTEST

Appellant states that they have a contractor onsite who regularly clears the brush each April and they ask that the fees be waived.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 77
NAME: PETROSSIAN,VAHIK AND ZINA
MAILING ADDRESS: 01645 SANTA MARIA AVE
GLENDALE CA 91208
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2542028007** / INVOICE NO: BN220001062

SUBSTANCE OF PROTEST

Appellant states they have a contractor on the property who tries to keep it cleared year round and they did the work in April and are not sure what they missed.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 24
NAME: KARAPETIAN GRANT AND YENOKYAN AIDA
MAILING ADDRESS: 10333 LA CANADA WAY
SUNLAND CA 91040
SITUS ADDRESS: 10333 LA CANADA WAY
LOS ANGELES CA 91040
ASSESSOR'S ID NO: **2543002001** / INVOICE NO: BN220001063

SUBSTANCE OF PROTEST

Appellant states that after their second notice they clarified with LAFD what work was left to do and they then completed it.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 13, 2022 13:15 COUNCIL DISTRICT: FS 77
NAME: RE NOTES INSTRUMENTS AND INVESTMENTS LLC
MAILING ADDRESS: 8484 WILSHIRE BLVD STE 515
BEVERLY HILLS CA 90211 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2544016008** / INVOICE NO: BN220001070

SUBSTANCE OF PROTEST

Appellant wants to appeal for the stated reason, "This is highway robbery." It appears that Appellant is contesting the amount of administrative fees and contractor costs. Appellant provided no evidence in the case and did not appear at the Appeal Hearing.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Notices of Noncompliance were issued in June, August, and October 2021 because of the fire hazard. The property was later Red Posted with a Notice to Abate Nuisance and Fire Hazard.

The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. A property owner must perform brush clearance to safeguard the community and comply with the law.

The Appellant did not appear at the Appeal and presented no written evidence by mail. Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 13, 2022 14:00 COUNCIL DISTRICT: FS 77
NAME: RE NOTES INSTRUMENTS AND INVESTMENTS LLC
MAILING ADDRESS: 8484 WILSHIRE BLVD STE 515
BEVERLY HILLS CA 90211 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2544016009** / INVOICE NO: BN220001071

SUBSTANCE OF PROTEST

The Appellant did not appear for the Appeal Hearing. There was a letter mailed that said, "This is highway robbery." It appears that Appellant was protesting the administrative fees and contractor costs. No evidence regarding the case was provided.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Notices of Noncompliance were issued in June, August, and October 2021 because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations.

The Appellant did not appear at the Appeal Hearing and presented no evidence.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 11:15 COUNCIL DISTRICT: FS 24
NAME: NAYIRIAN, ARIN K AND NAYIRIAN, NANCY N
MAILING ADDRESS: 9840 SUNLAND BLVD
SHADOW HILLS CA 91040
SITUS ADDRESS: 9840 SUNLAND BLVD
LOS ANGELES CA 91040
ASSESSOR'S ID NO: **2545015007** / INVOICE NO: BN220001085

SUBSTANCE OF PROTEST

Appellant claims extreme financial hardship and that the demand to remove several trees was abrupt and could not be done in time. Further, Appellant states that they've worked hard to remove all other fire hazards from the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 14, 2022 11:45 COUNCIL DISTRICT: FS 24
NAME: NAYIRIAN, ARIN K AND NAYIRIAN, NANCY N
MAILING ADDRESS: 9840 SUNLAND BLVD
SHADOW HILLS CA 91040
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2545015008** / INVOICE NO: BN220001086

SUBSTANCE OF PROTEST

Appellant claims extreme financial hardship and that they've maintained the property to the extent they could under the circumstances. Further, Appellant states that LAFD's demands were abrupt and could not be done in the timeframe asked.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 24
NAME: KARAKASHIAN, ARAM AND SILVA
MAILING ADDRESS: 01611 GREENBRIAR RD
GLENDAL CA 91207
SITUS ADDRESS: 9618 West Wentworth St
Sunland Ca 91040
ASSESSOR'S ID NO: **2549012006** / INVOICE NO: BN220001096

SUBSTANCE OF PROTEST

Appellant states that they sought guidance from LAFD as to what to do for their brush clearance as they did not find the notices helpful.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 24
NAME: SHAMIRYAN,VIOLET
MAILING ADDRESS: 09845 FOOTHILL BLVD
SYLMAR CA 91342
SITUS ADDRESS: 9845 FOOTHILL BLVD
LOS ANGELES CA 91342
ASSESSOR'S ID NO: **2550010002** / INVOICE NO: BN220001106

SUBSTANCE OF PROTEST

Appellant states they cleared the property as required and did not receive a second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 24
NAME: MIREYA MONTENEGRO
MAILING ADDRESS: 11256 VICTORY BLVD
NORTH HOLLYWOOD CA 91606 USA
SITUS ADDRESS: 9720 FOOTHILL PL
LOS ANGELES CA 91342
ASSESSOR'S ID NO: **2550013009** / INVOICE NO: BN220001107

SUBSTANCE OF PROTEST

Appellant states they never received any notices and that the property had belonged to her mother who died in 2020.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Records show that LAFD advised Appellant that they need to contact the LA Assessor's office to change her address for notices. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 24
NAME: MESTAYER,DONALD JR
MAILING ADDRESS: 10135 FOOTHILL BLVD
LAKE VIEW TERRACE CA 91342
SITUS ADDRESS: 10135 FOOTHILL BLVD
LOS ANGELES CA 91342
ASSESSOR'S ID NO: **2550019001** / INVOICE NO: BN220001108

SUBSTANCE OF PROTEST

Appellant states they received no notices and cleared the brush by themselves.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 26, 2022 08:00 COUNCIL DISTRICT: FS 74
NAME: HOVASAPYAN, TIGRAN AND
MAILING ADDRESS: 07135 SAMOA PL
TUJUNGA CA 91042
SITUS ADDRESS: 7135 SAMOA PL
LOS ANGELES CA 91042
ASSESSOR'S ID NO: **2553007045** / INVOICE NO: BN220001124

SUBSTANCE OF PROTEST

Appellant states they tried contacting LAFD several times to clarify what needed to be done and never heard back.

DEPARTMENT INFORMATION

First Inspection performed on: July 28, 2021.

Second Inspection performed on: September 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 24
NAME: PETRILLI, JAMES L TR PETRILLI FAMILY TRUST
MAILING ADDRESS: 2501 BAMBOO ST
NEWPORT BEACH CA 92660
SITUS ADDRESS: 10647 SHERMAN GROVE AVE
LOS ANGELES CA 91040
ASSESSOR'S ID NO: **2555031005** / INVOICE NO: BN220001127

SUBSTANCE OF PROTEST

Appellant represents current owners who are next of kin of the deceased owners who died in 2020. Appellant states they received no notices and met resistance trying to resolve the clearance issue with LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 8, 2022 08:00 COUNCIL DISTRICT: FS 74
NAME: UNDER SUN PROPERTIES LLC
MAILING ADDRESS: 8924 BALCOM AVE
NORTHRIDGE CA 91325
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2562015029** / INVOICE NO: BN220001137

SUBSTANCE OF PROTEST

Appellant states they received both notices late because the address they were sent to is no longer their business address. Appellant states they tried to contact LAFD to no avail and cleared their property as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 74
NAME: RMONI ENTERPRISE LLC
MAILING ADDRESS: 109 ARROW HWY
SAN DIMAS CA 91773 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2563037038** / INVOICE NO: BN220001149

SUBSTANCE OF PROTEST

Appellant claims financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 08:00 COUNCIL DISTRICT: FS 74
NAME: TREBOR INVESTMENTS LLC
MAILING ADDRESS: 827 E PALM AVE
BURBANK CA 91501
SITUS ADDRESS: 9750 HILLHAVEN AVE
LOS ANGELES CA 91042
ASSESSOR'S ID NO: **2563041018** / INVOICE NO: BN220001151

SUBSTANCE OF PROTEST

Appellant stated they purchased the property on July 1, 2021 and did not receive any prior notices.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Appellant's statement that the property was recently purchased was not supported by any documentary evidence. Additionally, a transfer of property does not negate the responsibility of the new property owner to clear the brush. Issues of disclosure are between the seller and buyer.

Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 74
NAME: VARTANY, ARTIN M
MAILING ADDRESS: 09739 HILLHAVEN AVE
TUJUNGA CA 91042
SITUS ADDRESS: 9739 HILLHAVEN AVE
LOS ANGELES CA 91042
ASSESSOR'S ID NO: **2563042023** / INVOICE NO: BN220001152

SUBSTANCE OF PROTEST

Appellant states they didn't trim an oak tree thinking they couldn't until they were told to do so by LAFD. Appellant seeks relief from the penalty.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 74
NAME: MARK AND VICTORIA ROMANO
MAILING ADDRESS: 7073 HIGH CLIFF TRAIL
TUJUNGA CA 91042 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2564020015** / INVOICE NO: BN220001153

SUBSTANCE OF PROTEST

Appellant states they purchased the property in June 2021 and did not receive any noncompliance notices and cleared the property themselves.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. New owner contact information was added in June 2021 with the second notice being sent to the new owners of record and two inspections took place after the purchase. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 74
NAME: KEVORKIAN,ADEES AND KRIKOR,TALAR
MAILING ADDRESS: 10773 LAS LUNITAS AVE
TUJUNGA CA 91042
SITUS ADDRESS: 9636 TUJUNGA CANYON BLVD
LOS ANGELES CA 91042
ASSESSOR'S ID NO: **2572012007** / INVOICE NO: BN220001170

SUBSTANCE OF PROTEST

Appellant states they received no notices and that the property is maintained monthly.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 91
NAME: MHC SANTIAGO ESTATES
MAILING ADDRESS: 2 N RIVERSIDE PLZ 800
CHICAGO IL 60606
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2580017010** / INVOICE NO: BN220001179

SUBSTANCE OF PROTEST

Appellant states they completed their brush clearance in May 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 18
NAME: TD OPPORTUNITY FUND LLC C/O GROBSTIEN TEEPLE LLP
MAILING ADDRESS: 23832 ROCKFIELD BLVD STE 245
LAKE FOREST CA 92630
SITUS ADDRESS: 17900 BULL CANYON RD
LOS ANGELES CA 91344
ASSESSOR'S ID NO: **2601025030** / INVOICE NO: BN220001192

SUBSTANCE OF PROTEST

Appellant states that they have experienced financial distress as a result of a fraudulent wealth manager and seek relief as they try and sell the property.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 10:00 COUNCIL DISTRICT: FS 18
NAME: HAGOP J NALBANDIAN
MAILING ADDRESS: 17452 TUSCAN DR
GRANADA HILLS CA 91344
SITUS ADDRESS: 17452 TUSCAN DR
LOS ANGELES CA 91344
ASSESSOR'S ID NO: **2601047013** / INVOICE NO: BN220001201

SUBSTANCE OF PROTEST

Appellant states they cleared their brush after the first notice of noncompliance and did not receive a second notice.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 22, 2022 15:30 COUNCIL DISTRICT: FS 107
NAME: DANIELYAN, NAIRA TR NAIRA DANIELYAN TRUST
MAILING ADDRESS: 600 W STOCKER ST UNIT 316
GLENDAL CA 91202
SITUS ADDRESS: 10500 MELVIN AVE
LOS ANGELES CA 91326
ASSESSOR'S ID NO: **2708005022** / INVOICE NO: BN220001212

SUBSTANCE OF PROTEST

The Appellant cites that an insurance inspector gave a favorable report regarding potential fire hazards near the time of the failed LAFD Fire Inspector inspection. Thus, the Appellant argues that this proves the LAFD Fire Inspector was wrong.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant claims the an insurance fire inspector gave a pass for insurance purposes. This evidence is not appropriate because the insurance fire inspector and LAFD Fire Inspector have different goals. The insurance company inspector desires to protect a single house. Whereas the LAFD Fire Inspector issues noncompliance for fire dangers on Appellant's property that pose a threat up to 200 feet away to ANY structure, not just to the Appellant's home. In addition, the LAFD Fire Inspector provided photographs. The photographs show that home improvement and construction was going on at the property. The photos suggest that the home was probably unoccupied while the improvements were going on. There was a temporary three foot flexible netting fence around the property and construction debris and brush including tumbleweed or tumbleweed-like growth had sprung up. The brush and debris appeared to be highly flammable. To the Appellant's credit, after the failed first two failed inspections dated 5/25/2021 and 7/29/2021, the property passed a compliance inspection on 10/1/2021.

However, the assessment is proper because the compliance occurred two months after the two noncompliance's had already been issued.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: LORDEN, KATHLEEN TR KATHLEEN LORDEN TRUST
MAILING ADDRESS: 10837 FARRALONE AVE
CHATSWORTH CA 91311
SITUS ADDRESS: 10837 FARRALONE AVE
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2723005024** / INVOICE NO: BN220001234

SUBSTANCE OF PROTEST

Appellant states they received no notices and have a gardener that regularly clears the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: July 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: BARABAS, NEIL J
MAILING ADDRESS: 665 COMPARI CT
RENO NV 85911 USA
SITUS ADDRESS: 10639 ANDORA AVE
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2723015046** / INVOICE NO: BN220001236

SUBSTANCE OF PROTEST

Appellant states that a notice was sent to the wrong address as they moved two years ago. Appellant also questions what has made the inspections more stringent and that the notices are vague and that they made a best effort to comply.

DEPARTMENT INFORMATION

First Inspection performed on: June 3, 2021.

Second Inspection performed on: July 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: CASTAGNA ROSE (TE)
MAILING ADDRESS: 23323 COLLINS ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 10555 ANDORA AVE
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2723015051** / INVOICE NO: BN220001237

SUBSTANCE OF PROTEST

Appellant stated they had to move their mother from the property and help with her at her new residence and that they weren't able to answer the noncompliance notices in time and that COVID was a factor as well. They said they contacted LAFD and that they've since passed inspection.

DEPARTMENT INFORMATION

First Inspection performed on: June 3, 2021.

Second Inspection performed on: July 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: JACOBS,LARRY J AND ROBIN G TRS LARRY AND ROBIN JACOBS
TRUST
MAILING ADDRESS: 9742 CACTUS AVE
CHATSWORTH CA 91311
SITUS ADDRESS: 9742 CACTUS AVE
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2724010016** / INVOICE NO: BN220001241

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor who removed all hazards as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: August 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: GRIFFIN, MICHAEL
MAILING ADDRESS: 05902 PENFIELD AVE
WOODLAND HILLS CA 91367
SITUS ADDRESS: 9812 KENTLAND AVE
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2727003047** / INVOICE NO: BN220001247

SUBSTANCE OF PROTEST

Appellant states they received no notices and that they let their tenant on an adjacent property use the subject property for horses who stomp the brush clear.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: REZAEI,KOOSHA
MAILING ADDRESS: 05329 TAMPA AVE
TARZANA CA 91356
SITUS ADDRESS: 9737 SHOUP AVE
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2727004017** / INVOICE NO: BN220001248

SUBSTANCE OF PROTEST

Appellant states the property was cleared by their tenant.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: July 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: TONAPETYAN,ALANA
MAILING ADDRESS: 22455 NEEDLES ST
CHATSWORTH CA 91311
SITUS ADDRESS: 22455 NEEDLES ST
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2727004022** / INVOICE NO: BN220001249

SUBSTANCE OF PROTEST

Appellant states they received no notices and cleared that they hired a contractor to clear the brush.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: KHANG T NGUYEN
MAILING ADDRESS: 22433 N SUMMIT RIDGE CIR
CHATSWORTH CA 91311
SITUS ADDRESS: 22433 N SUMMIT RIDGE CIR
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2727022007** / INVOICE NO: BN220001250

SUBSTANCE OF PROTEST

Appellant states they never received a first notice and were surprised when they got the second notice as they felt they had addressed all hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: July 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 11:15 COUNCIL DISTRICT: FS 96
NAME: TAYLOR, CRAIG V AND DARLENE M
MAILING ADDRESS: 22502 S SUMMIT RIDGE CIR
CHATSWORTH CA 91311
SITUS ADDRESS: 22502 S SUMMIT RIDGE CIR
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2727022024** / INVOICE NO: BN220001252

SUBSTANCE OF PROTEST

Appellant states that they have regularly cleared their lot as required and did so last year but were unaware of a dead tree that needed to be removed as well but did so as soon as they were made aware of it.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: July 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 13, 2022 11:45 COUNCIL DISTRICT: FS 96
NAME: ALAJAJYAN SARKIS AND REPSEK AND TIGRANUI
MAILING ADDRESS: 22438 S SUMMIT RIDGE CIR
CHATSWORTH CA 91311
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **2727022053** / INVOICE NO: BN220001256

SUBSTANCE OF PROTEST

Appellant did not state a reason for the appeal but submitted photos of a cleared hillside.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: July 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: SETHI, JANG B AND GURDEEP K TRS JANG AND GURDEEP SETHI TRUST
MAILING ADDRESS: 22550 N SUMMIT RIDGE CIR
CHATSWORTH CA 91311
SITUS ADDRESS: 22550 N SUMMIT RIDGE CIR
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2727022056** / INVOICE NO: BN220001257

SUBSTANCE OF PROTEST

Appellant provided proof he suffered a heart attack a few weeks prior to the issuance of the First Notice of Noncompliance. His recovery was perhaps ongoing when the Second Notice of Noncompliance was issued. However, there is no proof the Department or Inspector were ever contacted regarding Appellant's issues and Appellant did not propose a remedy or ask for a continuance to arrange clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: July 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Two mailed Notices of Noncompliance were issued. No mail was returned. A red Notice to Abate Fire Hazard and Nuisance was posted on the property. Each of the Notices and the red posting contained the Inspector's email and phone number and address where they could be reached. There is no record of the Appellant reaching out to contact the Department nor the Inspector to make the Department aware of Appellant's situation or to suggest remedies or to request a continuance. That would have allowed the Department and Inspector to monitor progress and create a schedule for compliance. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant had a valid hardship. However, at the very first Notice of Noncompliance, the inspector made it a point to identify that it was the trees and dead tree limbs that were the core of the issues. This is something that a contractor could take care of. A contractor could have trimmed the trees and remove the dead tree limbs and debris. Months later, Appellant still did not hire a contractor to remedy the danger. In the end, the City's Contractor trimmed the trees, cleared the dead tree limbs and other brush materials to make the property safe for the community. Based on the above, it is recommended that Appellant's appeal be denied and that the assessment be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 96
NAME: LEIGH A DATZKER
MAILING ADDRESS: 9415 FOX HILL LN
CHATSWORTH CA 91311
SITUS ADDRESS: 9415 FOX HILL LN
LOS ANGELES CA 91311
ASSESSOR'S ID NO: **2727022077** / INVOICE NO: BN220001261

SUBSTANCE OF PROTEST

Appellant states their property is next to a nature preserve and several other expansive and municipal owned properties with brush, including LAFD easements. Appellant states they do their best to clear their property and were not aware that the current fees would be imposed.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 12, 2022 14:00 COUNCIL DISTRICT: FS 8
NAME: PIANSRI, KRITSAPON
MAILING ADDRESS: 11537 VIKING AVE
NORTHRIDGE CA 91326
SITUS ADDRESS: 11537 VIKING AVE
LOS ANGELES CA 91326
ASSESSOR'S ID NO: **2871005006** / INVOICE NO: BN220001270

SUBSTANCE OF PROTEST

Appellant states that the area in question is not their property but they cleared it anyway.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 8
NAME: TAN,HAN SHUE AND LEE WHEI TRS TAN FAMILY TRUST
MAILING ADDRESS: 1181 SUNLIGHT CIR
CONCORD CA 94518
SITUS ADDRESS: 18834 DUKAS ST
LOS ANGELES CA 91326
ASSESSOR'S ID NO: **2871014009** / INVOICE NO: BN220001272

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to do the work and after getting a notice of noncompliance they had them address a palm tree that was in the notice but question whether the palm tree was on their property or their neighbor.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: July 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: MOORE,NED
MAILING ADDRESS: 04912 WOODMAN AVE NO 1
SHERMAN OAKS CA 91423 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4114001015** / INVOICE NO: BN220001281

SUBSTANCE OF PROTEST

Appellant states that they did not get the initial notice, that the property is vacant and hard to access, that they are elderly and live far away, and that they have financial constraints.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: LAVELLE, KAREN AND EDWARD
MAILING ADDRESS: 7719 W 79TH ST
PLAYA DEL REY CA 90293
SITUS ADDRESS: 7719 W 79TH ST
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4114005005** / INVOICE NO: BN220001292

SUBSTANCE OF PROTEST

Appellant states they never received a first notice and hired a gardener after their second notice and they removed all hazards.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: LAZAR,ALAN H AND DEBORAH F TRS LAZAR FAMILY TRUST
MAILING ADDRESS: 7707 W 82ND ST
PLAYA DEL REY CA 90293
SITUS ADDRESS: 7707 W 82ND ST
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4114022008** / INVOICE NO: BN220001295

SUBSTANCE OF PROTEST

Appellant states they trimmed back their tree after the first notice and have kept in trimmed.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: ADAMSKI, SANDRA L TR SANDRA L ADAMSKI TRUST
MAILING ADDRESS: 8327 ZITOLA TERRACE
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8327 ZITOLA TER
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115002012** / INVOICE NO: BN220001297

SUBSTANCE OF PROTEST

Appellant states they had the hazard removed but it took longer than expected to get someone to do it at a reasonable price.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: KAO, TAI WU AND SUN YUN TRS TAI WU AND SUN YUN KAO TRUST
MAILING ADDRESS: 868 3RD ST
MANHATTAN BEACH CA 90266
SITUS ADDRESS: 8221 ZITOLA TER
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115005014** / INVOICE NO: BN220001299

SUBSTANCE OF PROTEST

Appellant states they received no notices and that there are no hazards on their property and that they are in full compliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 08:30 COUNCIL DISTRICT: FS 67
NAME: PATRICIA TAR
MAILING ADDRESS: 8223 BILLOWVISTA DR
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8223 BILLOWVISTA DR
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115010009** / INVOICE NO: BN220001305

SUBSTANCE OF PROTEST

Appellant says he cleared the tree branches touching his chimney on 8/31/2021. Unfortunately, this was after two notices of noncompliance were issued in June and early August of 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, to wit, tree branches were touching the chimney of Appellant's home. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law. Appellant argues that it was a neighbor's tree whose branches touched his chimney. However, the fire hazard was on Appellant's property and Appellant could and later did clear the fire hazard. Since the fire hazard was on Appellant's property, it is Appellant's duty to clear it or require that the neighbor do so in a timely manner.

Appellant confirms that clearance was not completed until 8/31/2021. This was after the First Notice of Noncompliance was issued in June of 2021 and the Second Notice of Noncompliance was issued in early August of 2021. Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: LANGE, NICOLAS
MAILING ADDRESS: 08204 CALABAR AVE
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8204 CALABAR AVE
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115014006** / INVOICE NO: BN220001306

SUBSTANCE OF PROTEST

Appellant states their gardener cleared the brush in March 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:30 COUNCIL DISTRICT: FS 67
NAME: ARONIN LIVING TRUST
MAILING ADDRESS: 8140 CALABAR AVE
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8140 CALABAR AVE
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115014016** / INVOICE NO: BN220001307

SUBSTANCE OF PROTEST

Appellant did not state a reason for the appeal other than the property had been cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: LEWIN,LINDA
MAILING ADDRESS: 08259 TUSCANY AVE
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8259 TUSCANY AVE
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115017012** / INVOICE NO: BN220001310

SUBSTANCE OF PROTEST

Appellant states they had health problems since March 2021 and that COVID and other issues kept them from completing their brush clearance on time.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: ROHRBACHER, KATHERINE
MAILING ADDRESS: 08201 TUSCANY AVE
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8201 TUSCANY AVE
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115017023** / INVOICE NO: BN220001311

SUBSTANCE OF PROTEST

Appellant states they never received a first notice and contacted LAFD to clarify the second notice after receiving it, whereupon they cleared their hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. The first notice went to the same address as where the second was received. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: LANGE NICOLAS
MAILING ADDRESS: 8180 BILLOWVISTA DR
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8180 BILLOWVISTA DR
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115018010** / INVOICE NO: BN220001312

SUBSTANCE OF PROTEST

Appellant states they had their gardener clear the brush as required and finished in March 2022.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: DENENBERG HAILEY M AND MAGHAMI ALEC J
MAILING ADDRESS: 8152 BILLOWVISTA DR
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8152 BILLOWVISTA DR
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115018011** / INVOICE NO: BN220001313

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear the brush as required by August 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: JUNCOSA, MARK R TR MARK R JUNCOSA TRUST
MAILING ADDRESS: 08125 TUSCANY AVE
PLAYA DEL REY CA 90293
SITUS ADDRESS: 8125 TUSCANY AVE
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4115019007** / INVOICE NO: BN220001315

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice and once they did receive notice they contacted LAFD to clarify what needed clearance and that some of those things were not on their property and they otherwise cleared their property as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 09:00 COUNCIL DISTRICT: FS 67
NAME: PLAYA PROPERTIES 2 LLC AND EITEL DEREK C/O JAY AND JENIE
EITEL
MAILING ADDRESS: 1161 S LA CIENEGA BLVD
LOS ANGELES CA 90035
SITUS ADDRESS: 380 PERSHING DR
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4116011009** / INVOICE NO: BN220001316

SUBSTANCE OF PROTEST

Appellant states that they were pregnant and misplaced the initial notice of noncompliance and did not receive a second notice. Further, Appellant states that they cleared all hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: ARCHULETTA MICHAEL J AND AMY A
MAILING ADDRESS: 338 PERSHING DR
PLAYA DEL REY CA 90293
SITUS ADDRESS: 338 PERSHING DR
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4116011017** / INVOICE NO: BN220001317

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and that the brush was cleared in December 2021 and replaced with drought tolerant plants.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 09:30 COUNCIL DISTRICT: FS 67
NAME: CC APARTMENTS LLC C/O CHRIS WEERTS
MAILING ADDRESS: 1516 S BUNDY DR STE 304
LOS ANGELES CA 90025
SITUS ADDRESS: 316 PERSHING DR
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4116011018** / INVOICE NO: BN220001318

SUBSTANCE OF PROTEST

Appellant states that the mail has been unreliable and they did not receive any notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: KIRSCHNER, RICHARD H TR RICHARD H KIRCHNER TRUST AN
MAILING ADDRESS: 16566 VIA FLORESTA
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 312 PERSHING DR
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4116011019** / INVOICE NO: BN220001319

SUBSTANCE OF PROTEST

Appellant states it took time to hire contractors due to COVID but the brush was cleared a week or so after the deadline and they claim financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 67
NAME: EITEL, ROBERT K AND JAYNEE F TRS EITEL FAMILY TRUST
MAILING ADDRESS: 317 FOWLING ST
PLAYA DEL REY CA 90293
SITUS ADDRESS: 317 FOWLING ST
LOS ANGELES CA 90293
ASSESSOR'S ID NO: **4116011023** / INVOICE NO: BN220001320

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice and got their second notice after the deadline for it and that they haven't had a problem before.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Appellant's address was confirmed as correct with Appellant. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 10:00 COUNCIL DISTRICT: FS 71
NAME: BEVERLY HILLS LAND HOLDINGS LL
MAILING ADDRESS: 800 E PALMETTO PARK RD
BOCA RATON FL 33432
SITUS ADDRESS: 1500 SAN YSIDRO DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4355004012** / INVOICE NO: BN220001328

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor and cleared all hazards as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 09:00 COUNCIL DISTRICT: FS 71
NAME: RESNICK RONALD AND WEENER TINKA
MAILING ADDRESS: 1471 BLUERIDGE DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: 1471 BLUERIDGE DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4355008044** / INVOICE NO: BN220001336

SUBSTANCE OF PROTEST

Appellant says brush was cleared on 4/30/2022. Thus, it appears that Appellant believes the Assessment that is being appealed stems from 2022 when, in fact, the violations and Notices of Noncompliance were issued in June and August of 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant believes the appealed Assessment stems from 2022 stating that Appellant's contractor completed brush clearance on 4/30/2022. In fact, the violations and Notices of Noncompliance were issued in June and August of 2021. It is appellant's duty to clear fire hazards and, it turns out, the Appellant did clear the violation sometime in October of 2021 because the Fire Inspector deemed the property Cleared by Owner on October 17, 2021. The October 2021 date of compliance occurred after Notices of Noncompliance were issued in June and August of 2021. Each Notice of Noncompliance incurs an assessment.

The Total Assessment has been calculated correctly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: RANDY ZUCKERMAN
MAILING ADDRESS: 3260 COLBY AVENUE
LOS ANGELES CA 90066 USA
SITUS ADDRESS: 1465 DONHILL DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4355015059** / INVOICE NO: BN220001340

SUBSTANCE OF PROTEST

Appellant states they foreclosed on the property in July 2021 and had to evict the tenants and didn't have access to the property to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided a trust deed and court filing in support of their appeal, showing they did not have legal access to the property during the inspection period. Based on these facts, it is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: RAVAN,NATALIE TR EBI AND NATALIE NIKJOO TRUST
MAILING ADDRESS: 1465 ROBMAR DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: 1465 ROBMAR DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4355015075** / INVOICE NO: BN220001341

SUBSTANCE OF PROTEST

Appellant states they've tried to contact LAFD numerous times to clarify why they are in noncompliance and what else needed to be done but nobody would return their calls. Appellant states they've always maintained their property and doesn't know what has changed.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: DARNELL & EMILY STROM
MAILING ADDRESS: 9903 ANTHONY PLACE #
BEVERLY HILLS CA 90210 USA
SITUS ADDRESS: 9903 ANTHONY PL
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4356004009** / INVOICE NO: BN220001355

SUBSTANCE OF PROTEST

Appellant states they cleared the property as required and didn't know what still needed to be done until they contacted LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: KIP PROP LLC C/O HOOMAN NISSANI
MAILING ADDRESS: 9935 KIP DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: 9935 KIP DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4356005016** / INVOICE NO: BN220001356

SUBSTANCE OF PROTEST

Appellant states they did what they were supposed to do and cleared their brush and provided a receipt for the work.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 10:30 COUNCIL DISTRICT: FS 108
NAME: AZIZI, BEN AND BITA TRS BEN AND BITA AZIZI TRUST
MAILING ADDRESS: 00315 N ALPINE DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: 1645 SAN YSIDRO DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4356009019** / INVOICE NO: BN220001359

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 3, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: MIRKIN,CLAUDIA H TR CLAUDIA MIRKIN TRUST
MAILING ADDRESS: 09897 BEVERLY GROVE DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: 9897 BEVERLY GROVE DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4356022010** / INVOICE NO: BN220001368

SUBSTANCE OF PROTEST

Appellant states it is a large property and they had to contact LAFD to see photos of what still needed to be cleared and then cleared that as well.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: GREENBERG,IGOR AND MARINA TRS I AND M GREEBERG TRUST
MAILING ADDRESS: 1420 DAVIES DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: 1420 DAVIES DR
BEVERLY HILLS CA 90210
ASSESSOR'S ID NO: **4357005025** / INVOICE NO: BN220001374

SUBSTANCE OF PROTEST

Appellant states the property was cleared in April 2022.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: ESKRIDGE LAYNE P
MAILING ADDRESS: 10008 NATIONAL BLVD PMB 426
LOS ANGELES CA 90034
SITUS ADDRESS: 10090 CIELO DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4357015023** / INVOICE NO: BN220001377

SUBSTANCE OF PROTEST

Appellant states they received no notices and that the work was completed in 2022.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: WHARTON,GEOFFREY P CO TR NIOT TRUST
MAILING ADDRESS: 00302 PARKWOOD DR
LOS ANGELES CA 90077
SITUS ADDRESS: 302 PARKWOOD DR
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4358003010** / INVOICE NO: BN220001383

SUBSTANCE OF PROTEST

Appellant states that they instructed their gardener to remove the hazards they were told to remove in their notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: TRAN,BRENT H
MAILING ADDRESS: 00595 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
SITUS ADDRESS: 595 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4362025011** / INVOICE NO: BN220001393

SUBSTANCE OF PROTEST

Appellant states they were out of town living at another residence for a period and did not receive their first notice despite asking the US Postal Service to forward their mail. Appellant also states they were emailed their second notice and should have had additional time under COVID rules to clear their property, which was done after giving instructions to their gardener.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 11:00 COUNCIL DISTRICT: FS 71
NAME: POURMUSSA, MICHEL
MAILING ADDRESS: 00701 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
SITUS ADDRESS: 701 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4362025012** / INVOICE NO: BN220001394

SUBSTANCE OF PROTEST

Appellant states that their gardener regularly removes hazards and they could not see what wasn't done as required and requests to meet with LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 37
NAME: SADEGHI, SAEED TR SAEED SADEGHI TRUST
MAILING ADDRESS: 11452 THURSTON CIR
LOS ANGELES CA 90049
SITUS ADDRESS: 11452 THURSTON CIR
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4366010012** / INVOICE NO: BN220001397

SUBSTANCE OF PROTEST

Appellant states that they received noncompliance notices but didn't know what more needed to be done until after contacting LAFD and registering to view their case online. They then had their gardener remove the hazards.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: September 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 37
NAME: TAHERI MARK
MAILING ADDRESS: 11455 THURSTON CIR
LOS ANGELES CA 90049
SITUS ADDRESS: 11455 THURSTON CIR
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4366011011** / INVOICE NO: BN220001398

SUBSTANCE OF PROTEST

Appellant states they received no notices and that they couldn't access the property due to the tenants and that tenants had to be evicted.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: September 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: MICHAEL BOSTON
MAILING ADDRESS: 11425 CAMDEN DRIVE
LOS ANGELES CA 90035 USA
SITUS ADDRESS: 903 LINDA FLORA DR
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4368023027** / INVOICE NO: BN220001403

SUBSTANCE OF PROTEST

Appellant denies getting any Notices of Noncompliance.
The Appellant is the new owner of the property.

DEPARTMENT INFORMATION

First Inspection performed on: July 26, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the Appeal be Granted and the Assessment be reversed.

Appellant claims not to have received the first and second Notices of Noncompliance in 2021. Because the first and second Notices of Noncompliance were mailed to the previous owner, the Appellant's position is credible. However, Appellant's date of acquisition was before the first and second Notices of Noncompliance were sent out. Appellant should have been aware that the property needed brush clearance. The property was later posted with a red posted Notice to Abate Nuisance and Fire Hazard because of the fire hazard on Appellant's property.

Nevertheless, in order to recover the Assessment charged for the Second Notice of Noncompliance, the Notice that is mailed must be mailed to the correct address. Proper mailing is required to enforce the legal presumption that the Notice of Noncompliance was in fact received by the property owner. Therefore, the Appeal should be Granted.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: MAVIS E PRESLER
MAILING ADDRESS: 1387 CASIANO RD
LOS ANGELES CA 90049
SITUS ADDRESS: 1387 CASIANO RD
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4368025015** / INVOICE NO: BN220001405

SUBSTANCE OF PROTEST

Appellant states that they spoke to LAFD personnel several times until compliance was achieved.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 11:30 COUNCIL DISTRICT: FS 37
NAME: DARMIENTO, FRANK R III
MAILING ADDRESS: 01048 IRVINE AVE 369
NEWPORT BEACH CA 92660
SITUS ADDRESS: 1177 LINDA FLORA DR
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4368026019** / INVOICE NO: BN220001406

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor and cleared all hazards before the due date.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: September 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: A LIGHT THAT NEVER GOES OUT LLC
MAILING ADDRESS: 10648 CAPELLO WAY
LOS ANGELES CA 90077
SITUS ADDRESS: 10648 CAPELLO WAY
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370005009** / INVOICE NO: BN220001419

SUBSTANCE OF PROTEST

Appellant states they purchased the property in September 2021 and the previous owners did not forward the notices or take care of the clearance.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Appellant did not provide proof of ownership change. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: OUJANI,ELHAM TR PEDROM TRUST
MAILING ADDRESS: PO BOX 811
BATON ROUGE LA 70821 USA
SITUS ADDRESS: 10700 SONOMA WAY
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370006040** / INVOICE NO: BN220001425

SUBSTANCE OF PROTEST

Appellant states they could not find a contractor prior to the first notice of noncompliance but quickly hired one thereafter and cleared their brush. They feel the inspector mistaked their neighbor's property with their compliant property.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: September 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: YASHAR,PAYAM R
MAILING ADDRESS: 1495 STONE CYN ROAD
LOS ANGELES CA 90077 USA
SITUS ADDRESS: 1495 STONE CANYON RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370008021** / INVOICE NO: BN220001430

SUBSTANCE OF PROTEST

Appellant states they received no notices due to several factors: their contact address has changed, the email address the LAFD had was fraudulent, and that they had mail stolen.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. The reasons given for not receiving notices were the responsibility of the Appellant to address, the LAFD relied on the information previously given to them. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: DEMPSEY MICHAEL D (TE)
MAILING ADDRESS: 1200 STONE CANYON RD
LOS ANGELES CA 90077
SITUS ADDRESS: 1200 STONE CANYON RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370018019** / INVOICE NO: BN220001435

SUBSTANCE OF PROTEST

Appellant states they had their trees pruned in August 2021 and have kept them pruned since.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: BLUEJAY INVESTMENT INC
MAILING ADDRESS: 10436 SANTA MONICA BLVD STE 400
LOS ANGELES CA 90025
SITUS ADDRESS: 1237 BEL AIR RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370019042** / INVOICE NO: BN220001437

SUBSTANCE OF PROTEST

Appellant states that they always maintain their property and provided photos and asked that any LAFD personnel could check it out.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: COPA DE ORO REALTY LLC
MAILING ADDRESS: 1100 BEL AIR PL
LOS ANGELES CA 90077
SITUS ADDRESS: 1100 BEL AIR PLACE
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370019063** / INVOICE NO: BN220001438

SUBSTANCE OF PROTEST

Appellant states that they regularly have their gardener remove any brush and were surprised to get noncompliance notices. They tried to clarify what the issue was with LAFD and eventually saw an area they weren't aware of on the LAFD website.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: September 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 14, 2022 11:30 COUNCIL DISTRICT: FS 71
NAME: MASONER, LESLIE A TR KELLY TRUST AND
MAILING ADDRESS: 9190 West OLYMPIC BLVD #127
BEVERLY HILLS CA 90212 USA
SITUS ADDRESS: 940 STONE CANYON RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370021016** / INVOICE NO: BN220001440

SUBSTANCE OF PROTEST

Appellant states that their clearance efforts were delayed due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: SHUFORD,BRITTEN C II CO TR SHUFORD TRUST
MAILING ADDRESS: 10570 ROCCA WAY
LOS ANGELES CA 90077
SITUS ADDRESS: 10570 ROCCA WAY
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370021041** / INVOICE NO: BN220001441

SUBSTANCE OF PROTEST

Appellant states they never received a first notice and were surprised when they received a second notice. Further, Appellant would like to have the following factors considered: that COVID effected their family, that they have young children, and that they usually rely on the first notice to do their brush clearance which they did not receive.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 09:30 COUNCIL DISTRICT: FS 71
NAME: ORDON, ANDREW P AND ROBYN TRS ORDON FAMILY TRUST
MAILING ADDRESS: 1260 BEL AIR RD
LOS ANGELES CA 90077
SITUS ADDRESS: 1260 BEL AIR RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4370029007** / INVOICE NO: BN220001446

SUBSTANCE OF PROTEST

Appellant alleges substantial brush clearance with numerous photographs and two invoices showing brush clearance efforts that costed the Appellant over \$8,800 to comply. Appellant ultimately passed inspection after two Notices of Noncompliance were issued.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: September 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Reverse the Assessment: It is recommended that the assessment be reversed. Appellant showed proof of substantial brush clearance after the first Notice of Noncompliance by providing numerous photographs and an invoice. The photos show aggressive brush clearance by a private contractor costing the Appellant a total of approximately \$7,800 for extensive contractor efforts. The second Notice of Noncompliance depicts either no violation or a minor one in this Hearing Officer's opinion. But, the Appellant still respected the LAFD's position and then paid almost another thousand dollars to correct the second alleged violation. This ultimately resulted in compliance on a huge semi-wilderness type of property. I am impressed with the Appellant's efforts to comply and cannot be certain that the second violation was warranted. The homeowner is credible in his appeal. It is recommended that the assessment be reversed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: CANYON PROPERTY HOLDINGS LLC
MAILING ADDRESS: 4427 MELBOURNE AVENUE
LOS ANGELES CA 90027 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4371003004** / INVOICE NO: BN220001450

SUBSTANCE OF PROTEST

Appellant states that they purchased the property sight unseen while in Europe and that brush clearance was part of escrow but not performed until they returned and did it themselves.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: September 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: SAFAVI,BAHRAM CO TR SAFAVI FAMILY TRUST
MAILING ADDRESS: PO BOX 34898
LOS ANGELES CA 90034 USA
SITUS ADDRESS: 1815 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371004015** / INVOICE NO: BN220001452

SUBSTANCE OF PROTEST

Appellant states that they missed the first emailed notice due to a large number of emails and didn't receive a mailed first notice. Appellant states they had the hazards removed after the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: PETERS, KELLY J
MAILING ADDRESS: 01717 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
SITUS ADDRESS: 1723 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371006007** / INVOICE NO: BN220001454

SUBSTANCE OF PROTEST

Appellant states they are 81 and had to go to Ohio to take care of his sister when her husband died. Appellant arranged for brush clearance and paid contractors to do it and redo it after the first notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: PETERS,KELLY J
MAILING ADDRESS: 1717 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
SITUS ADDRESS: 1717 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371006008** / INVOICE NO: BN220001455

SUBSTANCE OF PROTEST

Appellant is 81 and had to go to Ohio early in 2021 to take care of his sister after her husband died. Appellant hired a contractor who cleared the brush and rehired them to do it again later.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 10:00 COUNCIL DISTRICT: FS 71
NAME: TWEITEN, ANN TR SANDAL LANE DECD TRUST
MAILING ADDRESS: 34503 MORRIS ST
BEAUMONT CA 92223
SITUS ADDRESS: 10515 SANDALL LN
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371011003** / INVOICE NO: BN220001462

SUBSTANCE OF PROTEST

Appellant says the first Notice of Noncompliance was not received. And that, when the second Notice of Noncompliance was received in early September, compliance was complete on September 21, 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. Appellant provided her email in May of 2021 and all notices were sent to that email. Appellant admits getting the second Notice of Noncompliance sent to that email address but denies receiving the first Notice of Noncompliance. This is a current and active email because the Appellant wrote that same email down on the appeal paperwork.

Regarding the property, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, to wit, tree branches in close proximity to a roof and arching over it. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant confirms that clearance was not completed until on or about September 21, 2021. This was after the First Notice of Noncompliance was issued in June of 2021 and the Second Notice of Noncompliance was issued in early September of 2021. The question is whether the Department did notify the Appellant. The Department's notes show that each notice was emailed to the email that the Appellant provided. There is no notation that any emails were rejected. In fact, the Appellant admits to receiving the second email. There is simply no evidence in the record to suggest the email was not sent.

Regarding the Assessment, each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: SALEHIAN,BAHRAM B CO TR SALEHIAN FAMILY TRUST
MAILING ADDRESS: 10500 SANDALL LN
LOS ANGELES CA 90077
SITUS ADDRESS: 10500 SANDALL LN
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371011023** / INVOICE NO: BN220001464

SUBSTANCE OF PROTEST

Appellant states they received a first notice of noncompliance and hired a contractor to clear the hazard as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 10:30 COUNCIL DISTRICT: FS 71
NAME: MORIYA,NAOKO AND OSAMU
MAILING ADDRESS: 10510 SANDAL LN
LOS ANGELES CA 90077
SITUS ADDRESS: 10510 SANDAL LN
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371011024** / INVOICE NO: BN220001465

SUBSTANCE OF PROTEST

Appellant claims the first Notice of Noncompliance was not received. However, according to Department records, it was mailed. Appellant claims that Invoice No. BN220001465 was paid but shows proof of payment for BF220005443 which is the \$33 for the first Notice of Noncompliance. The \$668 owed under Invoice No. BN220001465 is for Appellant's second Notice. No proof was provided by Appellant that the \$668 was paid. Appellant claims brush clearance was completed in April of 2022. However, after two Notices of Noncompliance in June and September of 2021, Appellant's final inspection in October of 2021 shows that the roof debris causing the noncompliance had finally been cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. Although Appellant claims that the first Notice of Noncompliance was not received, the Evidence Code provides that a properly mailed letter is presumed to have been received. The Appellant may be mistaken regarding not receiving the first Notice of Noncompliance. For instance, the Appellant confused their brush clearance effort and compliance in the Fall of 2021 with their efforts in the Spring of 2022. The Appellant did not notice that the \$33 invoice was a different invoice number than the \$668 invoice number.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, among them were substantial leaf debris on Appellant's roof. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

The record confirms that the the Fire Inspector verified that clearance was completed as of 10/15/2021. This was after the First Notice of Noncompliance was issued in June of 2021 and the Second Notice issued in September of 2021. Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: SIRBU,ALEXANDRU
MAILING ADDRESS: 11681 BELLAGIO RD
LOS ANGELES CA 90049 USA
SITUS ADDRESS: 10505 MARS LN
LOS ANGELES 90077
ASSESSOR'S ID NO: **4371012013** / INVOICE NO: BN220001466

SUBSTANCE OF PROTEST

Appellant states that the property APN was deleted in 2017 and that they own an adjacent property in the area.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: September 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 71
NAME: KAZAKOV,LILIA TR LILIA KAZAKOV TRUST
MAILING ADDRESS: 1433 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
SITUS ADDRESS: 1433 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371015003** / INVOICE NO: BN220001470

SUBSTANCE OF PROTEST

Appellant states they've always been in compliance and did not receive a first notice of compliance. Upon receiving the second notice they got the brush cleared. Appellant also cites financial hardship due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 13:00 COUNCIL DISTRICT: FS 71
NAME: BIANCHINI GIOVANNI (TE)
MAILING ADDRESS: 4613 SAN ANDREAS AVE
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4371020016** / INVOICE NO: BN220001478

SUBSTANCE OF PROTEST

Appellant states that they have no access to the property and that past LAFD personnel have let it go without requiring the brush to be cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 27, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 11:00 COUNCIL DISTRICT: FS 71
NAME: BETON LLC
MAILING ADDRESS: 807 E 12TH ST 401
LOS ANGELES CA 90021
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4371037038** / INVOICE NO: BN220001492

SUBSTANCE OF PROTEST

Appellant claims the second Notice of Noncompliance was not received. However, according to Department records, it was mailed. Appellant claims brush clearance was completed in April of 2022. However, the City Contractor performed the brush clearance in January 2022. Two Notices of Noncompliance in June and September of 2021 did not result in Appellant's compliance. Ultimately, the LAFD had to red post a Notice to Abate Fire Hazard and Nuisance. Later, the City Contractor performed clearance in January of 2022.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. Although Appellant claims that the second Notice of Noncompliance was not received, the Evidence Code provides that a properly mailed letter is presumed to have been received. Moreover, the Appellant admits that the first Notice of Noncompliance was received, so the Department was mailing notice to the correct address. In addition, the Appellant provided no proof to overcome the presumption that the second Notice of Noncompliance was received.

Record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, among them were substantial brush growth on Appellant's property surrounding their buildings and substantial tree growth between parts of Appellant's buildings, some of it touching the buildings. The Inspector photos suggest neglect of regular brush clearance.

The record confirms that the property had to be Cleared by Contractor because Appellant made no effort to perform brush clearance in 2021. Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 13:30 COUNCIL DISTRICT: FS 71
NAME: CLOPOT BEN AND SHAW CHRISTINE
MAILING ADDRESS: 10410 OLETHA LN
LOS ANGELES CA 90077 USA
SITUS ADDRESS: 1636 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371043014** / INVOICE NO: BN220001496

SUBSTANCE OF PROTEST

Appellant states they were on a 100 day road trip and did not receive the notices but cleared the hazards once they returned.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 14:30 COUNCIL DISTRICT: FS 71
NAME: EARNHARDT, JAMES E AND JESSICA
MAILING ADDRESS: 01800 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
SITUS ADDRESS: 1800 N BEVERLY GLEN BLVD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4371045007** / INVOICE NO: BN220001499

SUBSTANCE OF PROTEST

Appellant states they did not receive their first notice and that they hired a contractor to remove the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: BOCHNER,DAN Z TR DAN BOCHNER TRUST
MAILING ADDRESS: 00000 PO BOX 10809
BEVERLY HILLS CA 90213
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4377002038** / INVOICE NO: BN220001502

SUBSTANCE OF PROTEST

Appellant states they live in a gated area and so no inspections could have been conducted.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 37
NAME: FRIEDMAN, SIDNEY G TR FRIEDMAN TRUST
MAILING ADDRESS: 01331 LINDA FLORA DR
LOS ANGELES CA 90049 USA
SITUS ADDRESS: 1331 LINDA FLORA DR
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4377020009** / INVOICE NO: BN220001510

SUBSTANCE OF PROTEST

Appellant states they received no notices and the property could not have been inspected since it is under construction and behind a locked gate.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: September 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: TABIBIAN,BIALICK CO TR TABIBIAN FAMILY TRUST
MAILING ADDRESS: 02055 STRADELLA RD
LOS ANGELES CA 90077
SITUS ADDRESS: 2055 STRADELLA RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4377026004** / INVOICE NO: BN220001515

SUBSTANCE OF PROTEST

Appellant states they cleared the property up to 400 ft from their home.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: ROSCOMARE BELAIR PROPERTY LLC
MAILING ADDRESS: 233 S BEVERLY GLEN BLVD
LOS ANGELES CA 90024
SITUS ADDRESS: 2066 ROSCOMARE RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4377026013** / INVOICE NO: BN220001518

SUBSTANCE OF PROTEST

Appellant states that their family came down with COVID after the first notice of noncompliance, which delayed their clearance but which they did do.

DEPARTMENT INFORMATION

First Inspection performed on: June 23, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: STARKES VIOLETTA
MAILING ADDRESS: 311 N ROBERTSON BLVD
BEVERLY HILLS CA 90211
SITUS ADDRESS: 2112 ROSCOMARE RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4377027006** / INVOICE NO: BN220001519

SUBSTANCE OF PROTEST

Appellant states they were delayed because they were waiting on a demolition permit to tear down the house before cutting down the trees.

DEPARTMENT INFORMATION

First Inspection performed on: June 23, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: MOFID,MEHRDAD M TR MEHRDAD M MOFID TRUST
MAILING ADDRESS: 2010 STRADELLA RD
LOS ANGELES CA 90077
SITUS ADDRESS: 2010 STRADELLA RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4377032007** / INVOICE NO: BN220001521

SUBSTANCE OF PROTEST

Appellant states they received no notices prior to the notice posted on the property, whereupon they hired a contractor to clear their hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: FAKHIMI ARDALON AND AMITA C/O CA CRIMINAL DEFENSE CENTER
MAILING ADDRESS: 10940 WILSHIRE BLVD STE 1600
LOS ANGELES CA 90024
SITUS ADDRESS: 2369 NALIN DR
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4378002014** / INVOICE NO: BN220001523

SUBSTANCE OF PROTEST

Appellant states they only received one notice last year and hired a contractor to do extensive brush removal several times and asks that the fine be removed.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: SOA CAPITAL INC
MAILING ADDRESS: PO BOX 33983
GRANADA HILLS CA 91394
SITUS ADDRESS: 2365 NALIN DR
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4378002033** / INVOICE NO: BN220001524

SUBSTANCE OF PROTEST

Appellant stated they did not receive a first notice of noncompliance and that the second notice was addressed to the previous owner. Appellant purchased the property in June 2021 and provided a title transfer document in support.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that Appellant's appeal be granted. Appellant provided evidence that they purchased the property in June, after the first notice was sent out and that the second notice was addressed to the previous property owner. For these reasons, Appellant was not given due process.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: GIRO PROPERTIES LLC
MAILING ADDRESS: 00149 S BARRINGTON AVE STE 724
LOS ANGELES CA 90049
SITUS ADDRESS: V/L E of 15474 DUOMO VIA PLACE
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4378003004** / INVOICE NO: BN220001525

SUBSTANCE OF PROTEST

Appellant states they made every effort to comply and attempted to contact LAFD multiple times to confirm they had cleared their property as it was difficult to locate its boundaries.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: GIRO PROPERTIES LLC
MAILING ADDRESS: 00149 S BARRINGTON AVE STE 724
LOS ANGELES CA 90049
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4378011015** / INVOICE NO: BN220001528

SUBSTANCE OF PROTEST

Appellant states they made every effort to comply and reached out to LAFD to see if they were in compliance as they weren't sure of their property boundaries.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: BEL AIR GROUP
MAILING ADDRESS: 00000 PO BOX 2414
PALOS VERDES PNSLA CA 90274
SITUS ADDRESS: 2337 ROSCOMARE RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4378019004** / INVOICE NO: BN220001530

SUBSTANCE OF PROTEST

Appellant states that they cleared their brush after the first inspection and that subsequent notices were too vague to determine what else needed to be done and they feel they did what was needed as they have in the past.

DEPARTMENT INFORMATION

First Inspection performed on: April 30, 2021.

Second Inspection performed on: November 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush Clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 109
NAME: WILCHFORT, IZYDOR AND IRMA TRS WILCHFORT FAMILY TRUST
MAILING ADDRESS: PO BOX 25623
LOS ANGELES CA 90025
SITUS ADDRESS: 2354 ROSCOMARE RD
LOS ANGELES CA 90077
ASSESSOR'S ID NO: **4378021010** / INVOICE NO: BN220001531

SUBSTANCE OF PROTEST

Appellant states they are elderly and did not receive the first notice at their PO Box but got the second one and called the LAFD to clarify what remained to be cleared and could not access the internet to do so.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 99
NAME: 3005 BENEDICT CANYON LLC
MAILING ADDRESS: 03005 BENEDICT CANYON DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: 3005 BENEDICT CANYON DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4382022011** / INVOICE NO: BN220001542

SUBSTANCE OF PROTEST

Appellant stated they received no notices and couldn't let people on their property due to COVID and cleared the brush themselves.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 99
NAME: SCHIMMEL, JORDAN A
MAILING ADDRESS: 13360 JAVA DR
BEVERLY HILLS CA 90210
SITUS ADDRESS: 13360 JAVA DR
LOS ANGELES CA 90210
ASSESSOR'S ID NO: **4385004005** / INVOICE NO: BN220001548

SUBSTANCE OF PROTEST

Appellant states they were out of town from mid June to late July 2021 and did not receive the first notice of noncompliance. When seeing it upon their return, they tried to use the LAFD contractor list but numbers were out of date or the job was too small.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 108
NAME: ASMAA M OWENS
MAILING ADDRESS: 1125 E BROADWAY 70
GLENDAL CA 91205
SITUS ADDRESS: 2370 North Gloaming Way
Bel Air Ca 90210
ASSESSOR'S ID NO: **4388005019** / INVOICE NO: BN220001554

SUBSTANCE OF PROTEST

Appellant did not state a reason for their appeal.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 108
NAME: HANKEY INVESTMENT COMPANY LP C/O EUGENE M LEYDIKER
MAILING ADDRESS: 4751 WILSHIRE BLVD STE 110
LOS ANGELES CA 90010
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4388005027** / INVOICE NO: BN220001555

SUBSTANCE OF PROTEST

Appellant does not recall getting any notices and states that the parcel is landlocked and there is a squatter and dogs.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: SNOW WEST LLC
MAILING ADDRESS: 31 OAKMONT DR
LOS ANGELES CA 90049
SITUS ADDRESS: 254 N BRISTOL AVE
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4405019003** / INVOICE NO: BN220001560

SUBSTANCE OF PROTEST

Appellant states that the property was under construction starting in April 2021 and that all hazards were removed.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: PALLER, CHERYL TR CHERYL PALLER TRUST
MAILING ADDRESS: 18348 COASTLINE DR
MALIBU CA 90265
SITUS ADDRESS: 1441 ALLENFORD AVE
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4407008012** / INVOICE NO: BN220001562

SUBSTANCE OF PROTEST

Appellant states they called LAFD after their first notice to clarify the hazards to be removed and did not get a second inspection due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: MCMAHON, HARRY T CO TR MCMAHON TRUST
MAILING ADDRESS: 00732 HAMPDEN PL
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 732 HAMPDEN PL
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4412009001** / INVOICE NO: BN220001581

SUBSTANCE OF PROTEST

Appellant states they have no brush on their property and the trees were trimmed in September 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: BURNS RONALD (TE)
MAILING ADDRESS: 1131 GALLOWAY ST
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 630 HAVERFORD AVE
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4412013008** / INVOICE NO: BN220001582

SUBSTANCE OF PROTEST

Appellant states they cleared their hazards and provided before and after photos.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: RAMSAY, ANNE
MAILING ADDRESS: 15851 SEABEC CIR
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 15851 SEABEC CIR
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4413020007** / INVOICE NO: BN220001585

SUBSTANCE OF PROTEST

Appellant states they cleared their hazards after each inspection and just want to be cleared.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: ADAMS,TIMOTHY
MAILING ADDRESS: 00559 BIENVENEDA AVE
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 559 BIENVENEDA AVE
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4414017010** / INVOICE NO: BN220001588

SUBSTANCE OF PROTEST

Appellant states they spend much of their time in another state taking care of their mother and missed the notices and are now handling the brush clearance themselves.

DEPARTMENT INFORMATION

First Inspection performed on: June 25, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: 255 PARR BLVD LLC C/O ECOLOGY CONTROL INDUSTRIES
MAILING ADDRESS: 15707 S MAIN ST
GARDENA CA 90248
SITUS ADDRESS: 16400 W SUNSET BLVD
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4414027009** / INVOICE NO: BN220001590

SUBSTANCE OF PROTEST

Appellant states they never received any notices of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: LAKNER, GEORGE
MAILING ADDRESS: 217 JACKSON AVENUE B1151
FORT MYER VA 22211 USA
SITUS ADDRESS: 17603 POSETANO RD
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4416012007** / INVOICE NO: BN220001597

SUBSTANCE OF PROTEST

Appellant states they were unaware of any issues as the notices were sent to the wrong address and that their home suffered a landslide and they were told not to remove anything thereafter.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: KHADEMI,ALI K CO TR KHADEMI AKBARPOUR FAMILY TRUST
MAILING ADDRESS: 544 PASEO MIRAMAR
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 544 PASEO MIRAMAR
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4416019033** / INVOICE NO: BN220001601

SUBSTANCE OF PROTEST

Appellant states that their mail has been unreliable since COVID and that they never received their first notice and they cleared their property soon after their second notice. Further, they are a senior, a cancer patient and have limited means.

DEPARTMENT INFORMATION

First Inspection performed on: June 3, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: AGHAKOOCHECK,BAHRAM CO TR A AND D TRUST
MAILING ADDRESS: 245 AVENIDA MELISENDA
SAN DIMAS CA 91773
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4416021044** / INVOICE NO: BN220001608

SUBSTANCE OF PROTEST

Appellant does not live in Los Angeles and states they contracted to have their brush removed after their first noncompliance notice in June but it was delayed several times due to COVID. Appellant also claims financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: AGHAKOOCHECK,BAHRAM CO TR A AND D TRUST
MAILING ADDRESS: 245 AVENIDA MELISENDA
SAN DIMAS CA 91773
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4416021045** / INVOICE NO: BN220001609

SUBSTANCE OF PROTEST

Appellant does not live in Los Angeles and states they contracted to have their brush removed after their first noncompliance notice in June but it was delayed several times due to COVID. Appellant also claims financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: MURTAGH GERARD M
MAILING ADDRESS: 16920 ENCHANTED PL
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 16920 ENCHANTED PL
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4419001029** / INVOICE NO: BN220001611

SUBSTANCE OF PROTEST

Appellant states they received no notices and cleared their palm trees and other palm trees belong to their neighbors.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 15:00 COUNCIL DISTRICT: FS 23
NAME: MANOUCHEHRI PARVIZ (TE)
MAILING ADDRESS: 1119 LACHMAN LN
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1119 LACHMAN LN
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4419003030** / INVOICE NO: BN220001613

SUBSTANCE OF PROTEST

Appellant states they received no notices and that they cleared all hazards in April and that they have a gardener regularly removing brush.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: BELL,JAMES S TR DUNDONALD TRUST
MAILING ADDRESS: 2808 COLE AVE
DALLAS TX 75204
SITUS ADDRESS: 16550 CHATTANOOGA PL
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4419013020** / INVOICE NO: BN220001614

SUBSTANCE OF PROTEST

Appellant states that the brush clearance was delayed due to the care and passing of their father.

DEPARTMENT INFORMATION

First Inspection performed on: June 22, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 14, 2022 12:30 COUNCIL DISTRICT: FS 69
NAME: KEYVAN S RAHBAR
MAILING ADDRESS: 16115 ANOKA DR
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 16115 ANOKA DR
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420007026** / INVOICE NO: BN220001618

SUBSTANCE OF PROTEST

Appellant states they only got a first notice and cut down a tree and were otherwise not sure what else needed clearing. Further, they tried to contact LAFD to no avail.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: MOON,SCOTT AND MYUNG S
MAILING ADDRESS: 01367 LAS CANOAS RD
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1367 LAS CANOAS RD
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420012034** / INVOICE NO: BN220001619

SUBSTANCE OF PROTEST

Appellant states that they clear brush yearly and weren't aware of the need to clear near a new house. They hired contractors to do the work but it was difficult because of COVID.

DEPARTMENT INFORMATION

First Inspection performed on: October 5, 2021.

Second Inspection performed on: November 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 11:30 COUNCIL DISTRICT: FS 69
NAME: BUCK, JOHN A
MAILING ADDRESS: 1018 BAMINGTON OAKS PLACE
ROSWELL GA 30075 USA
SITUS ADDRESS: 1373 LAS CANOAS RD
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420012042** / INVOICE NO: BN220001620

SUBSTANCE OF PROTEST

Appellant states that the rear property boundary is vague. Appellant also provided photographs of substantial clearance efforts made by Appellant's contractor the week of November 15, 2021. But, the second inspection failure and red post Notice to Abate Fire Hazard and Nuisance was posted the week before on November 12, 2021.

DEPARTMENT INFORMATION

First Inspection performed on: October 5, 2021.

Second Inspection performed on: November 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance as set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because notice was properly mailed in the manner legally required. No mail was returned.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued on October 5, 2021 and a second inspection revealed ongoing noncompliance. The inspector red posted the property with a Notice to Abate Fire Hazard and Public Nuisance on November 12, 2021. This was posted on the post containing the Appellant's mailbox at the front of the home. Appellant says Clearance was performed the week of November 15, 2021 but this was after the Notice to Abate was posted on November 12, 2021. Notices were issued because of the fire hazard.

The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, among them were substantial brush growth on Appellant's property. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law. The record confirms that the property had to be Cleared by Contractor despite Appellant's effort to clear brush in 2021. The Clearance by Contractor occurred after the First Notice of Noncompliance was issued in October of 2021 and the Second Notice issued in November of 2021. There is no record that the Appellant contacted the Inspector or Department to clear up any confusion as to Appellant's duties and specifics of compliance. Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 15:30 COUNCIL DISTRICT: FS 69
NAME: WILKIE, JAMES W AND EDNA M
MAILING ADDRESS: 1242 LACHMAN LN
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1242 LACHMAN LN
LOS ANGELES 90272
ASSESSOR'S ID NO: **4420020026** / INVOICE NO: BN220001624

SUBSTANCE OF PROTEST

Appellant states that their contractor lied to them when they said they had completed brush clearance and claim financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Financial hardship is not a consideration. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: TOURTELLOTTE,WARREN CO TR TOURTELLOTTE FAMILY TRUST AND
TOURTELLOTTE,GEORGE M
MAILING ADDRESS: 1140 TELLEM DR
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1140 TELLEM DR
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420021022** / INVOICE NO: BN220001626

SUBSTANCE OF PROTEST

Appellant states the assessment is in error, that they paid a fine after the first notice of noncompliance and that they had the property cleared and that it is under construction.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: DIAZ, ALBERTO L AND SABRINA G TRS ALBERTO AND SABRINA DIAZ TRUST
MAILING ADDRESS: 16716 CHARMEL LN
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 16716 CHARMEL LN
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420025010** / INVOICE NO: BN220001627

SUBSTANCE OF PROTEST

Appellant performed brush clearance in March 2021. Appellant received violations in June and July 2021. Appellant says that the Notices of Noncompliance did not sufficiently inform them of the work needed to comply.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The proposed assessment against your property has been confirmed in the amount as set forth in the notice.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Notices of Noncompliance were issued in June and July 2021 because of the fire hazard. The Fire Inspector took confirmatory photographs which depict the hazardous conditions that existed at the time of violations.

The Notices sent contain a description of the kinds of brush causing the violations on the property to be cleared. In this case, Appellant was notified to clear grasses to a level no higher than 3 inches and remove all dead branches, trees, and dead debris and other issues stated in the Notices.

For the above reasons, the Appeal is denied and the Assessment is confirmed.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 09:00 COUNCIL DISTRICT: FS 23
NAME: S JACK KESHTKAR
MAILING ADDRESS: PO BOX 1113
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1120 VISTA GRANDE DR
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420025013** / INVOICE NO: BN220001628

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their hazards two times.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 12:00 COUNCIL DISTRICT: FS 23
NAME: SHOEIBI MOHAMMAD A AND YASSAMIN F
MAILING ADDRESS: 8500 W SUNSET BLVD # E405
WEST HOLLYWOOD CA 90069
SITUS ADDRESS: 16832 CHARMELE LN
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420030010** / INVOICE NO: BN220001630

SUBSTANCE OF PROTEST

Appellant claims the no Notices of Noncompliance were received. Appellant also claims that their father's illness interfered with compliance.

DEPARTMENT INFORMATION

First Inspection performed on: July 27, 2021.

Second Inspection performed on: October 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because notice was properly mailed in the manner legally required. No mail was returned.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in July of 2021. A second inspection in October of 2021 revealed ongoing noncompliance. The inspector red posted the property with a Notice to Abate Fire Hazard and Public Nuisance in October of 2021. This was posted next to the front door of the residence. Appellant never performed clearance and the City Contractor had to clear the brush in November 2021. Appellant claims that the illness of Appellant's father caused the noncompliance in addition to never receiving any Notice. The Inspector provided photographs dated 10/11/2021 showing the red posted Notice to Abate Fire Hazard and Nuisance placed on Appellant's home. It is clearly visible, posted inches from the front door of the residence.

The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, among them were substantial brush growth on Appellant's property. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law. There is no record that the Appellant contacted the Inspector or Department before the Contractor Clearance to clear up any confusion as to Appellant's duties, compliance, or to request a continuance.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: WILLIAM GARLAND
MAILING ADDRESS: 1428 VIA ANITA
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1428 VIA ANITA
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420038005** / INVOICE NO: BN220001634

SUBSTANCE OF PROTEST

Appellant states their insurance company made them remove brush near their structure and that they hired a contractor to remove brush throughout their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 25, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 12:30 COUNCIL DISTRICT: FS 69
NAME: PALMIERI, VICTOR AND CATHRYN TRS PALMIERI FAMILY TRUST
MAILING ADDRESS: 01025 CAMINO REAL
REDONDO BEACH CA 90277
SITUS ADDRESS: 1437 VIA ANITA
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420038007** / INVOICE NO: BN220001636

SUBSTANCE OF PROTEST

Appellant claims that the first Notice of Noncompliance was not received. Appellant also asks for consideration in light of past compliance and the efforts to comply in the present case with the Department's current brush clearance requirements.

DEPARTMENT INFORMATION

First Inspection performed on: June 25, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were mailed as legally required. No mail was returned.

Although Appellant claims that the first Notice of Noncompliance was not received, the Evidence Code provides that a properly mailed letter is presumed to have been received. Moreover, the Appellant admits that the second Notice of Noncompliance was received, so the Department was mailing notice to the correct address. In addition, the Appellant provided no proof to overcome the presumption that the first Notice of Noncompliance was received.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, among them were substantial brush growth on Appellant's property. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

The First Notice of Noncompliance was issued in June of 2021 and the Second Notice issued in August of 2021. The brush was not completely cleared until December of 2021, after the first and second Notices of Noncompliance. Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 13:00 COUNCIL DISTRICT: FS 69
NAME: KING, GRAHAM AND VALERIE A
MAILING ADDRESS: 01354 BELLA OCEANA VISTA
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1354 BELLA OCEANA VISTA
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4420041004** / INVOICE NO: BN220001639

SUBSTANCE OF PROTEST

Appellant says their gardener performed brush clearance between February 2022 and March 2022 removing all dead and dried up material. However, this Appeal relates to first and second Notices of Noncompliance in June 2021 and August 2021. NOTE: The Appellant provided a photo showing that the \$668 assessment for second noncompliance was paid already. This is apparently an appeal of that assessment. However, Appellant did not provide any statement other than the assertion that the first and second Notices of Noncompliance were not received.

DEPARTMENT INFORMATION

First Inspection performed on: June 25, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

Although Appellant claims that none of the Notices of Noncompliance were received, the Evidence Code provides that a properly mailed letter is presumed to have been received. In addition, the Appellant provided no proof to suggest a reason why the Department's mailings did not reach him. In fact, the Appellant apparently paid the \$668 invoice for the second Notice of Noncompliance. This shows the Department's mail was reaching Appellant.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard in June 2021 and August 2021, respectively. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

A reinspection in October 2021 shows that the Fire Inspector verified that clearance was completed by the Appellant. This was after the First Notice of Noncompliance was issued in June 2021 and the Second Notice issued in August 2021. Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: MILLER DENNIS A
MAILING ADDRESS: 1338 BELLA OCEANA VISTA
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1338 BELLA OCEANA VISTA
PACIFIC PALISADES CA 90272
ASSESSOR'S ID NO: **4420041006** / INVOICE NO: BN220001640

SUBSTANCE OF PROTEST

Appellant states that LAFD is welcome to visit their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 25, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: THOMAS LASSALLY
MAILING ADDRESS: 1349 MARINETTE RD
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1349 MARINETTE RD
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4422031001** / INVOICE NO: BN220001644

SUBSTANCE OF PROTEST

Appellant states they cleared their hillside and trimmed their trees.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: August 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 69
NAME: IONEL MONDOCEA
MAILING ADDRESS: 1223 CAMPBELL ST
GLENDALE CA 91207
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4422033010** / INVOICE NO: BN220001646

SUBSTANCE OF PROTEST

Appellant states they did not receive any notices and had to deal with several medical issues including COVID last year which delayed clearance. Appellant states they are elderly and on a fixed income.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 15:45 COUNCIL DISTRICT: FS 19
NAME: SAN FELIPE 1230 LLC C/O WILLIAM T MCGREGOR
MAILING ADDRESS: 9766 WILSHIRE BLVD STE 100
BEVERLY HILLS CA 90212
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4425003050** / INVOICE NO: BN220001649

SUBSTANCE OF PROTEST

Appellant states that the trustee of the trust that owns the property became ill in October 2021 and died in January 2022 and the trust was unaware of any notices received by the trustee.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: NASSERI, IRAJ AND HOMA TRS NASSERI FAMILY TRUST
MAILING ADDRESS: 13544 D ESTE DR
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 13544 ESTE DR
PACIFIC PALISADES CA 90272
ASSESSOR'S ID NO: **4425031006** / INVOICE NO: BN220001653

SUBSTANCE OF PROTEST

Appellant states they received the first notice and instructed their gardener to clear the hazards and assumed they were as Appellant was out of the country for several months. When they returned, and not seeing a second notice, they still thought things were fine but had the gardener do additional work when they understood more needed to be done.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;

therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: WEXNER, ADAM TR 1830 OLD ORCHARD TRUST
MAILING ADDRESS: 136 BEACH RD
GLENCOE IL 60022
SITUS ADDRESS: 1830 OLD ORCHARD RD
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4426013017** / INVOICE NO: BN220001655

SUBSTANCE OF PROTEST

Appellant states they cleared the brush in August 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 17, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 13:30 COUNCIL DISTRICT: FS 19
NAME: MEHTA,NANCY
MAILING ADDRESS: 27 OAKMONT DRIVE
LOS ANGELES CA 90049 USA
SITUS ADDRESS: 27 OAKMONT DR
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4426022018** / INVOICE NO: BN220001656

SUBSTANCE OF PROTEST

Appellant claims to have received the first Notice of Noncompliance but not the second Notice. Appellant says brush clearance was performed in Oct 2021. The department issued the first Notice of Noncompliance in June 2021 and the second Notice of Noncompliance in July 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. Appellant claims that the first Notice of Noncompliance was received, but not the second Notice. The Evidence Code provides that a properly mailed letter is presumed to have been received. In addition, the Appellant provided no proof to suggest a reason why the Department's mail allegedly did not reach Appellant.

Regarding the facts of Appellant's noncompliance, the record shows that Fire Inspector inspected the property in June 2021 and July 2021 and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violation. The photos show a large property that had tall grasses, untrimmed bushes and some dead and dry brush. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

The Appellant admits that brush clearance was not performed until October 2021. In addition, it appears that Appellant believes that brush clearance is required only in the areas around their residence. Appellant has a very large property that covers two Assessor's Parcel Numbers. Appellant needs to verify their property lines to ensure brush clearance is completed on all their property.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 14:00 COUNCIL DISTRICT: FS 19
NAME: MEHTA,ZUBIN AND NANCY
MAILING ADDRESS: 27 OAKMONT DR
LOS ANGELES CA 90049
SITUS ADDRESS: 27 OAKMONT DR
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4426022019** / INVOICE NO: BN220001657

SUBSTANCE OF PROTEST

Appellant claims admits receiving the first Notice of Noncompliance but not the second Notice. Appellant says brush clearance was performed in Oct 2021. The department issued the first Notice of Noncompliance in June 2021 and the second Notice in July 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. Appellant claims that the first Notice of Noncompliance was received, but not the second Notice. The Evidence Code provides that a properly mailed letter is presumed to have been received. In addition, the Appellant provided no proof to suggest a reason why the Department's mail allegedly did not reach Appellant.

Regarding the facts of Appellant's noncompliance, the record shows that Fire Inspector inspected the property in June 2021 and July 2021 and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violation. The photos show a large property with tall grasses, untrimmed bushes and some dead and dry brush. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

The Appellant admits that brush clearance was not performed until October 2021. In addition, it appears that Appellant believes that brush clearance is required only in the areas around their residence. Appellant has a very large property that covers two Assessor's Parcel Numbers. Appellant needs to verify their property lines to ensure brush clearance is completed on all their property.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: MITCHELL KUPCHAK
MAILING ADDRESS: 361 FORDYCE RD
LOS ANGELES CA 90049
SITUS ADDRESS: 361 FORDYCE RD
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4429019034** / INVOICE NO: BN220001658

SUBSTANCE OF PROTEST

Appellant states that they cleared the hazards as required after each notice.

DEPARTMENT INFORMATION

First Inspection performed on: May 27, 2021.

Second Inspection performed on: September 2, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 15:00 COUNCIL DISTRICT: FS 23
NAME: VERGE MARK (TE)
MAILING ADDRESS: 1400 CALLE DEL JONELLA
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 1400 CALLE DEL JONELLA
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4431016016** / INVOICE NO: BN220001663

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor to clear their brush and after getting the second notice of noncompliance they hired a different contractor to complete the work.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: MOSTAFAVI, AMIR TR
MAILING ADDRESS: 528 PALISADES DR STE 220
PACIFIC PALISADES CA 90272 USA
SITUS ADDRESS: 1407 MONTE GRANDE PL
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4431026001** / INVOICE NO: BN220001667

SUBSTANCE OF PROTEST

Appellant states that their homeowners' association was responsible for clearing the brush and confirmed to Appellant that they would do so.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: Loev Family Partnership
MAILING ADDRESS: 6300 WEST LOOP SOUTH STE 280
Bellaire TX 77401 United States
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4431038049** / INVOICE NO: BN220001671

SUBSTANCE OF PROTEST

Appellant states they foreclosed on the property at the end of June 2021 after the initial inspection at the beginning of June 2021 and that they received no notices to alert them to any issues and that notices likely went to the previous owners.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided documentaion showing the foreclosure and LAFD records show that the mailings went to obsolete addresses. Based on these factors, it is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 08:00 COUNCIL DISTRICT: FS 23
NAME: WERNER, WILLIAM F JR CO TR WERNER FAMILY TRUST
MAILING ADDRESS: 453 SURFVIEW DR
PACIFIC PALISADES CA 90272
SITUS ADDRESS: 453 SURFVIEW DR
LOS ANGELES CA 90272
ASSESSOR'S ID NO: **4443019014** / INVOICE NO: BN220001679

SUBSTANCE OF PROTEST

Appellant states that their gardener regularly removes hazards and that they have never seen LAFD at their property and feel the charges are not fair.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: STRIMOV,ARI CO TR STRIMOV FAMILY TRUST
MAILING ADDRESS: 15512 ADAGIO CT
LOS ANGELES CA 90077
SITUS ADDRESS: 13123 GARDEN LAND RD
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4490016003** / INVOICE NO: BN220001682

SUBSTANCE OF PROTEST

Appellant states that they closed escrow shortly after the first notice was sent and did not receive any notices and was unaware that the property to be cleared was theirs until advised by their title company. Appellant states they contacted LAFD and hired a contractor to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided documents showing their close of escrow shortly after the first notice was sent and LAFD records show that both notices went to the previous owner. Based on these factors, it is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: CHAMMAS DANIEL B
MAILING ADDRESS: 2269 WESTRIDGE RD
LOS ANGELES CA 90049
SITUS ADDRESS: 2269 WESTRIDGE RD
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4492015004** / INVOICE NO: BN220001689

SUBSTANCE OF PROTEST

Appellant says he is the new owner of the property and never received the first and second Notices of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: July 16, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Grant the Appeal: It is recommended that the Appeal be Granted and the Assessment be reversed.

Appellant says he is the new owner of the property and never received the first and second Notices of Noncompliance. The Department's records show that Appellant was not the property owner at the time the first and second Notices of Noncompliance were issued. The Appellant's mailing address was not on file when the Notices were issued.

The Appeal should be granted and the Assessment reversed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: MOYER, WILLIAM S AND KILEY K TRS WILLIAM AND KILEY MOYER TRUST
MAILING ADDRESS: 2538 LA CONDESA DR
LOS ANGELES CA 90049
SITUS ADDRESS: 2538 LA CONDESA DR
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4492019003** / INVOICE NO: BN220001690

SUBSTANCE OF PROTEST

Appellant states they did additional work after the first noncompliance notice and cleared up an issue with LAFD regarding their property lines upon bid day.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 14:30 COUNCIL DISTRICT: FS 19
NAME: BRENTWOOD COUNTRY ESTATES ASSN
MAILING ADDRESS: 13637 HAWTHORNE BLVD
HAWTHORNE CA 90049 USA
SITUS ADDRESS: 2398 N MANDEVILLE CYN RD
LOS ANGELES CA 90049
ASSESSOR'S ID NO: **4493005031** / INVOICE NO: BN220001693

SUBSTANCE OF PROTEST

Appellant states they needed access through their neighbor's property which was delayed due to construction on their neighbor's property.

DEPARTMENT INFORMATION

First Inspection performed on: June 18, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: KENTER INVESTMENT LAND LLC
MAILING ADDRESS: 01777 WESTRIDGE RD
LOS ANGELES CA 90049
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4494022036** / INVOICE NO: BN220001700

SUBSTANCE OF PROTEST

Appellant states they hired a brush contractor to clear the property and that the property is under construction and nobody else has accessed the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 19
NAME: CRESTWOOD HILLS ASSOCIATION INC
MAILING ADDRESS: 986 HANLEY AVENUE
LOS ANGELES CA 90049 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **4494023039** / INVOICE NO: BN220001701

SUBSTANCE OF PROTEST

Appellant states that their initial clearance was delayed due to COVID and that they were unsure what else needed clearing after their second notice. After talking to LAFD, they waited until the next year to finish their clearance. Further, they thought part of the property needing to be cleared belonged to a neighbor and not them.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 08:30 COUNCIL DISTRICT: FS 94
NAME: ABOUAF, HENRY AND SONDRAND
MAILING ADDRESS: 00000 PO BOX 661205
LOS ANGELES CA 90066
SITUS ADDRESS: 4445 DON TOMASO DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5027004006** / INVOICE NO: BN220001709

SUBSTANCE OF PROTEST

Appellant states that the fire hazards were cleared in August and that they had talked to LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: HALL CHRISTOPHER R AND ASIA
MAILING ADDRESS: 4523 DON QUIXOTE DR
LOS ANGELES CA 90008
SITUS ADDRESS: 4523 DON QUIXOTE DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5027005008** / INVOICE NO: BN220001711

SUBSTANCE OF PROTEST

Appellant states they asked LAFD for photos of their hazards and weren't provided any and that the website did not show any either.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: LAVERNE N TILLIS
MAILING ADDRESS: 4529 DON QUIXOTE DR
LOS ANGELES CA 90008
SITUS ADDRESS: 4529 DON QUIXOTE DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5027005009** / INVOICE NO: BN220001712

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice and that they have a locked gate and nobody came to inspect their property as far as they know.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: BEAVER, GISELE S AND JOE R TR BEAVER TRUST
MAILING ADDRESS: 4516 DON QUIXOTE DR
LOS ANGELES CA 90008
SITUS ADDRESS: 4516 DON QUIXOTE DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5027012008** / INVOICE NO: BN220001714

SUBSTANCE OF PROTEST

Appellant states they received no notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 14:30 COUNCIL DISTRICT: FS 94
NAME: MCGARY, JAMES E AND FAITH F TRS JAMES AND FAITH MCGARY TRUST
MAILING ADDRESS: 4209 DON JOSE DR
LOS ANGELES CA 90008
SITUS ADDRESS: 4209 DON JOSE DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5028008008** / INVOICE NO: BN220001717

SUBSTANCE OF PROTEST

Appellant admits to receiving both Notices of Noncompliance.
However, Appellant says the delay in complying was due to financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. The Notices contained contact information where the Department and Inspector could be reached. There is no record of Appellant reaching out to arrange a date by which compliance could be completed.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in June 2021 and Second Notice of Noncompliance was issued July 2021 both because of the fire hazard. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant claims financial hardship but provides no proof other than Appellant's own claims. If the Appellant had reached out, perhaps a compliance plan could have ensured brush clearance within an agreed upon time frame.

Every failed inspection results in a Notice of Noncompliance. Each Notice of Noncompliance causes an Assessment to be charged. The Total Assessment has been calculated properly.
For the above reasons, it is recommended that Appellant's appeal be denied and the assessment be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 15:30 COUNCIL DISTRICT: FS 94
NAME: HANNERB4SUCCESS LLC C/O BARRINGTON MALCOLM
MAILING ADDRESS: 256 ROBERTSON BLVD # 7396
BEVERLY HILLS CA 90211
SITUS ADDRESS: 4201 DON JOSE DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5028008009** / INVOICE NO: BN220001718

SUBSTANCE OF PROTEST

Appellant states they have been experiencing financial hardship and did not complete their clearance until 2022.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 09:00 COUNCIL DISTRICT: FS 94
NAME: KARROUM, GEORGE CO TR GEORGE AND SONIA KARROUM TRUST
MAILING ADDRESS: 4165 MARCASEL AVE
LOS ANGELES CA 90066
SITUS ADDRESS: 4283 DON CARLOS DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5028009001** / INVOICE NO: BN220001719

SUBSTANCE OF PROTEST

Appellant states that their son paid a contractor to clear all hazards and that they were cleared in May.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 09:30 COUNCIL DISTRICT: FS 94
NAME: DESSALEGN WOLDEMARIAM
MAILING ADDRESS: 4251 DON CARLOS DR
LOS ANGELES CA 90008
SITUS ADDRESS: 4251 DON CARLOS DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5028009006** / INVOICE NO: BN220001720

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor to remove all fire hazards and are not clear on what further work needed to be done.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 14, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: ROLAND JEFFERSON
MAILING ADDRESS: 4548 DON RODOLFO PL
LOS ANGELES CA 90008
SITUS ADDRESS: 4548 DON RODOLFO PL
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5028013002** / INVOICE NO: BN220001722

SUBSTANCE OF PROTEST

Appellant states that they cleared their brush the day after they got their first notice and didn't get a second notice. Additionally, Appellant states their husband is ill and that slowed down the clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: JARVIS E GATLIN
MAILING ADDRESS: 2124 PASEO DEL MAR
PALOS VERDES ESTATES CA 90274
SITUS ADDRESS: 4551 DON MILAGRO DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5028014004** / INVOICE NO: BN220001724

SUBSTANCE OF PROTEST

Appellant states they had their brush cleared after receiving their first notice but the contractor was delayed due to COVID and that the bottom part of the hill was owned by their neighbor.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: LAWRENCE, JOHN J III
MAILING ADDRESS: 04529 DON DIEGO DR
LOS ANGELES CA 90008
SITUS ADDRESS: 4529 DON DIEGO DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5028017017** / INVOICE NO: BN220001728

SUBSTANCE OF PROTEST

Appellant states that they regularly maintain the brush on their property but their efforts were delayed last year after they got COVID. Appellant states they cleared the brush after each notice and feels the inspections are subjective.

DEPARTMENT INFORMATION

First Inspection performed on: May 16, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 10:00 COUNCIL DISTRICT: FS 94
NAME: ARTER, LEE C TR LEE C ARTER TRUST
MAILING ADDRESS: 5221 EL MIRADOR DR
LOS ANGELES CA 90008
SITUS ADDRESS: 5221 EL MIRADOR DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5029023010** / INVOICE NO: BN220001737

SUBSTANCE OF PROTEST

Appellant states that they hired contractors on several dates to clear all fire hazards.

DEPARTMENT INFORMATION

First Inspection performed on: May 27, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 10:30 COUNCIL DISTRICT: FS 94
NAME: AARON J COHEN
MAILING ADDRESS: 5211 VERONICA STREET
LOS ANGELES CA 90008 USA
SITUS ADDRESS: 5211 VERONICA ST
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5029024015** / INVOICE NO: BN220001739

SUBSTANCE OF PROTEST

Appellant states that they did not receive their first notice, stating that it was delivered to the wrong address. Appellant states that they contacted LAFD to update where their notices are sent.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. No return mail was received. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 15:00 COUNCIL DISTRICT: FS 94
NAME: FINKS,DELORES M TR DELORES M FINKS TRUST
MAILING ADDRESS: 5205 EL MIRADOR DR
LOS ANGELES CA 90008
SITUS ADDRESS: 5205 EL MIRADOR DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5029029012** / INVOICE NO: BN220001740

SUBSTANCE OF PROTEST

Appellant says that the large dead tree that was the focus of the second Notice of Noncompliance is NOT her tree. Appellant provided photos of the large dead tree that matched the one in the Inspector's photos. Appellant's photos show a concrete divider that matches the Assessor's Map of the property line. But for the large dead tree, the property appears otherwise compliant as of the second Notice of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 27, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Grant the Appeal: it is recommended that the assessment be reversed.

The property that contains the large dead tree has an address of 5122 Veronica Street, Los Angeles, CA 90008. The Appellant's photos show a ground-level concrete divider that is consistent with the property line that divides Appellant's property on 5205 El Mirador with 5122 Veronica Street, as shown on the Assessor's Map. Other GPS maps were consulted for comparison as well. Interestingly, older mapping photos show a luxuriant green, large tree which matches exactly the large dead tree found near the border of 5205 El Mirador and 5122 Veronica Street. But, it is clear that the dead tree is located on 5122 Veronica Street property, not the Appellant's property. The Appeal should be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: BOONE TONY L
MAILING ADDRESS: 5100 VERONICA ST
LOS ANGELES CA 90008
SITUS ADDRESS: 5104 VERONICA ST
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5029029016** / INVOICE NO: BN220001741

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor to clear their brush after their first notice and were surprised to get a second notice, whereupon they contacted LAFD regarding the remaining hazards. Further, Appellant stated a tree at issue was the responsibility of LADWP and provided a notice that LADWP would trim it during regular maintenance scheduling.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: August 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 12, 2022 08:30 COUNCIL DISTRICT: FS 94
NAME: BENJAMIN FAMILY TRUST
MAILING ADDRESS: 4122 DON DIABLO DR
LOS ANGELES CA 90008
SITUS ADDRESS: 4122 DON DIABLO DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5031009011** / INVOICE NO: BN220001749

SUBSTANCE OF PROTEST

Appellant states that after receiving a second notice of noncompliance, they clarified what needed to be done with LAFD and had it cleared.

DEPARTMENT INFORMATION

First Inspection performed on: May 16, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: SHUMATE, DIEDRA TR DIEDRA SHUMATE TRUST
MAILING ADDRESS: 4234 DON DIABLO DR
LOS ANGELES CA 90008
SITUS ADDRESS: 4234 DON DIABLO DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5031009019** / INVOICE NO: BN220001751

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and cleared their property after receiving a second notice.

DEPARTMENT INFORMATION

First Inspection performed on: May 16, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Records show that the first notice went to the same address as the second notice and no return mail was received. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 94
NAME: JACQUELINE COATS
MAILING ADDRESS: 3938 DON DIABLO DR
LOS ANGELES CA 90008
SITUS ADDRESS: 3938 DON DIABLO DR
LOS ANGELES CA 90008
ASSESSOR'S ID NO: **5031011001** / INVOICE NO: BN220001752

SUBSTANCE OF PROTEST

Appellant states they received no notices and have been experiencing financial hardships the last couple of years.

DEPARTMENT INFORMATION

First Inspection performed on: May 16, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: LANSING, JANICE TR JANICE LANSING TRUST
MAILING ADDRESS: 12205 CARMEL VISTA RD UNIT 243
SAN DIEGO CA 92130 USA
SITUS ADDRESS: 3123 JOHNSTON ST
LOS ANGELES CA 90031
ASSESSOR'S ID NO: **5206015008** / INVOICE NO: BN220001762

SUBSTANCE OF PROTEST

Appellant states they had to return to the U.S. from overseas and then quarantine and then their contractor they hired to clear the brush was only able to do it part way until they got COVID and the clearance was delayed further until they found another contractor to finish the job. Appellant states they also got COVID.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 1
NAME: SIBRIAN CARLOS
MAILING ADDRESS: 308 1/2 N 2ND ST
MONTEBELLO CA 90640
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5206018013** / INVOICE NO: BN220001765

SUBSTANCE OF PROTEST

Appellant states they were out of the country and did not get the LAFD notices but on their return they hired a contractor who cleared the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 1
NAME: NO STUDIO DESIGN AND DEVELOPMENT LLC
MAILING ADDRESS: 30605 RUE LANGLOIS
RANCHO PALOS VERDES CA 90275 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5206019007** / INVOICE NO: BN220001768

SUBSTANCE OF PROTEST

Appellant claimed there was insufficient notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 11:00 COUNCIL DISTRICT: FS 47
NAME: GURROLA, MANUEL R
MAILING ADDRESS: 01022 MUSCATEL AVE
ROSEMEAD CA 91770
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5207030010** / INVOICE NO: BN220001781

SUBSTANCE OF PROTEST

Appellant states they did not receive their first notice but cleared all hazards after the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. No return mail was received. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: MACIAS,REYNALDO A TR REYNALDO A MACIAS TRUST
MAILING ADDRESS: 3653 GILLIG AVE
LOS ANGELES CA 90031
SITUS ADDRESS: 3653 GILLIG AVE
LOS ANGELES CA 90031
ASSESSOR'S ID NO: **5207031024** / INVOICE NO: BN220001783

SUBSTANCE OF PROTEST

Appellant states that she and her siblings are trying to take care of her 91 year old father's affairs. Appellant states her father received no notices and that when the property was posted she called LAFD for clarification but never heard back.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: AMETHYST HOMES LLC
MAILING ADDRESS: 3972 SAN BONITO AVE
LOS ALAMITOS CA 90720
SITUS ADDRESS: 3216 AMETHYST ST
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5209013033** / INVOICE NO: BN220001817

SUBSTANCE OF PROTEST

Appellant states they did not receive a second notice and hired a contractor to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: July 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: MARTINEZ ADRIAN
MAILING ADDRESS: 903 REGAL CANYON DR
WALNUT CA 91789
SITUS ADDRESS: 2851 FOREST PARK DR
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5209017016** / INVOICE NO: BN220001828

SUBSTANCE OF PROTEST

Appellant states they did not get a second noncompliance notice but that they cleared their brush and will continue to do so on a regular basis.

DEPARTMENT INFORMATION

First Inspection performed on: May 23, 2021.

Second Inspection performed on: July 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: NUNEZ,CARLA TR BRAVO NUNEZ FAMILY TRUST
MAILING ADDRESS: 14523 S CASTLEGATE AVE
EAST RANCHO DOMINGUEZ CA 90221
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5209023004** / INVOICE NO: BN220001842

SUBSTANCE OF PROTEST

Appellant states they did not own the property during the inspections so they never had notice of them.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided documents showing they purchased the property in November 2021 which was after the inspection and notice dates, therefore they did not have due process. It is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: NUNEZ,CARLA TR BRAVO NUNEZ FAMILY TRUST
MAILING ADDRESS: 14523 S CASTLEGATE AVE
EAST RANCHO DOMINGUEZ CA 90221
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5209023005** / INVOICE NO: BN220001843

SUBSTANCE OF PROTEST

Appellant states they did not own the property at the time of the inspections so they received no notices and provided supporting documents.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided documents showing they purchased the property in November 2021 which was after the inspection and notice dates, therefore they did not have due process. It is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: PARKMAN APARTMENTS LLC
MAILING ADDRESS: 09744 WILSHIRE BLVD UNIT 303
BEVERLY HILLS CA 90212
SITUS ADDRESS: 4127 SUPREME CT
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5209035006** / INVOICE NO: BN220001853

SUBSTANCE OF PROTEST

Appellant states they contracted to have the brush cleared as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: LORRI AND ESPINOSA
MAILING ADDRESS: 50 COUNTY RD #106
ESPANOLA NM 87532 USA
SITUS ADDRESS: 3306 N KENNETH DR
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5213027005** / INVOICE NO: BN220001857

SUBSTANCE OF PROTEST

Appellant states they lived elsewhere last year due to COVID but had their gardener clear their brush while they were gone.

DEPARTMENT INFORMATION

First Inspection performed on: May 16, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 15:30 COUNCIL DISTRICT: FS 47
NAME: TEKLETSION, TESHOME CO TR TEKLETSION AND AKLILE TRUST
MAILING ADDRESS: 17722 THORNLAKE AVE
ARTESIA CA 90701
SITUS ADDRESS: 4446 East Otero Dr
El Sereno Ca 90032
ASSESSOR'S ID NO: **5214010022** / INVOICE NO: BN220001883

SUBSTANCE OF PROTEST

Appellant admits receiving the first Notice of Noncompliance but says that the second Notice of Noncompliance was not received. Appellant says he did not know what was required.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: July 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. The Notices contained contact information where the Department and Inspector could be reached. There is no record of Appellant reaching out to clarify what needed to be done. In addition, each Notice of Noncompliance specifies the type of violation that is being alleged so that the homeowner can perform the brush clearance required.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in May 2021 and Second Notice of Noncompliance was issued July 2021 both because of the fire hazard. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Every failed inspection results in a Notice of Noncompliance. Each Notice of Noncompliance causes an Assessment to be charged. The Total Assessment has been calculated properly.

For the above reasons, it is recommended that Appellant's appeal be denied and the assessment be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 16
NAME: MIAMAR FUTURE,LLC AND FURNITOPIA LLC
MAILING ADDRESS: 13330 CORBY AVENUE
NORWALK CA 90650 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5215029025** / INVOICE NO: BN220001888

SUBSTANCE OF PROTEST

Appellant states they received no notices and hired a contractor to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 16
NAME: MACIAS FRANCISCO J
MAILING ADDRESS: 9650 HELENA AVE
MONTCLAIR CA 91763
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5216015031** / INVOICE NO: BN220001896

SUBSTANCE OF PROTEST

Appellant states that most of the brush is on a neighboring property.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 08:00 COUNCIL DISTRICT: FS 16
NAME: TORO SPEC LLC
MAILING ADDRESS: 5936 NORMANDY DR
CALABASAS CA 91302
SITUS ADDRESS: 2850 CHADWICK CIR
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5217004010** / INVOICE NO: BN220001913

SUBSTANCE OF PROTEST

Appellant claims no Notices of Noncompliance were received. Appellant says that brush clearance is usually performed but this was delayed because no Notices were received.

DEPARTMENT INFORMATION

First Inspection performed on: October 2, 2021.

Second Inspection performed on: October 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.
The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. Although Appellant claims that no Notices were received, the Evidence Code provides that a properly mailed letter is presumed to have been received. In addition, the Appellant provided no proof to suggest a reason why the Department's mail did not reach Appellant.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property on October 2, 2021 and October 27, 2021 and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 08:30 COUNCIL DISTRICT: FS 16
NAME: TONG, MARVIN C TR MARVIN C TONG TRUST
MAILING ADDRESS: 02661 ROUND DR
LOS ANGELES CA 90032
SITUS ADDRESS: 2661 ROUND DR
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5217014010** / INVOICE NO: BN220001915

SUBSTANCE OF PROTEST

Appellant claims the first Notice of Noncompliance was not received. Appellant says brush clearance was performed in May 2021 before the first inspection. Appellant believed the brush clearance was sufficient and shows photos. Appellant argues the property line ends where Appellant completed clearance. But, Appellant also argues the vagueness of the property line may mean some brush was missed. Appellant asks for consideration due to the vagueness of the property line and additional clearance after the second Notice that passed inspection.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. Although Appellant claims that the first Notice of Noncompliance was not received, the Evidence Code provides that a properly mailed letter is presumed to have been received. In addition, the Appellant provided no proof to suggest a reason why the Department's mail did not reach him.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property in June 2021 and August 2021 and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, among them tall, dry brush between 12 to 24 inches in height. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Regarding the vagueness of the property line claimed by Appellant. The Appellant's property line extends more than 120 feet from the street to the rear neighbor's chain link fence. The Appellant's brush clearance effort stopped around 80 feet from the street.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 09:00 COUNCIL DISTRICT: FS 16
NAME: SESTIAGA, ANDRES AND LILLIAN W
MAILING ADDRESS: 02665 ROUND DR
LOS ANGELES CA 90032
SITUS ADDRESS: 2665 ROUND DR
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5217014011** / INVOICE NO: BN220001916

SUBSTANCE OF PROTEST

Appellant claims that no Notices of Noncompliance were received. Appellant says brush clearance was performed before the first inspection. Appellant argues the property line ends at the location of Appellant's backyard yucca plants. The yucca plants is where the brush clearance efforts ended. Appellant provided photos.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

Although Appellant claims that no Notices were received, the Evidence Code provides that a properly mailed letter is presumed to have been received. In addition, the Appellant provided no proof to suggest a reason why the Department's mail did not reach Appellant.

Regarding the facts of Appellant's noncompliance, the record shows the Fire Inspector inspected the property in June 2021 and August 2021 and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, among them tall, dry brush between 12 to 24 inches in height. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Regarding the true property line, the Appellant's property line extends more than 110 feet from the street to the area of the rear neighbor's chain link fence. The Appellant's brush clearance effort stopped around 70 feet from the street, where the yucca plants are located. A property owner is presumed to know where their property line is and is responsible for all of their property, not just some of it.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 16
NAME: PANOSIAN,CAMELIA
MAILING ADDRESS: 00333 RIVERDALE DR # 17
GLENDAL CA 91204
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5217015013** / INVOICE NO: BN220001917

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 11:30 COUNCIL DISTRICT: FS 12
NAME: KIM SEONG B AND CHOUNG S
MAILING ADDRESS: 3450 WILSHIRE BLVD STE 1000
LOS ANGELES CA 90010
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5301017026** / INVOICE NO: BN220001933

SUBSTANCE OF PROTEST

Appellant states they purchased the property in 2020 and were unaware of the brush clearance requirements. Appellant states that he did not receive notifications of noncompliance in 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. LAFD confirmed Appellant's mailing address and no return mail was received. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 12:00 COUNCIL DISTRICT: FS 47
NAME: HUEN, TONY S CO TR
MAILING ADDRESS: 3441 STREAMSIDE CIRCLE APT 104
PLEASANTON CA 94588 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5304033027** / INVOICE NO: BN220001950

SUBSTANCE OF PROTEST

Appellant states that they moved and the LAFD notices went to their old property, but once alerted to the notices by their realtor, Appellant had the fire hazards cleared from the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 12:30 COUNCIL DISTRICT: FS 47
NAME: HUEN, TONY S CO TR TONY HUEN AND JINXIA JIA TRUST
MAILING ADDRESS: 7841 GALWAY COURT
DUBLIN CA 94568 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5304033028** / INVOICE NO: BN220001951

SUBSTANCE OF PROTEST

Appellant states that they moved and the LAFD notices went to their old property, but once alerted to the notices by their realtor, Appellant had the fire hazards cleared from the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 13:00 COUNCIL DISTRICT: FS 47
NAME: HUEN, TONY S CO TR TONY HUEN AND JINXIA JIA TRUST
MAILING ADDRESS: 7841 GALWAY COURT
DUBLIN CA 94568 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5304033029** / INVOICE NO: BN220001952

SUBSTANCE OF PROTEST

Appellant states that they moved and the LAFD notices went to their old property, but once alerted to the notices by their realtor, Appellant had the fire hazards cleared from the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 13:30 COUNCIL DISTRICT: FS 47
NAME: HUEN, TONY S CO TR
MAILING ADDRESS: 3441 STREAMSIDE CIRCLE APT 104
PLEASANTON CA 94588 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5304033030** / INVOICE NO: BN220001953

SUBSTANCE OF PROTEST

Appellant states that they moved and the LAFD notices went to their old property, but once alerted to the notices by their realtor, Appellant had the fire hazards cleared from the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 14:00 COUNCIL DISTRICT: FS 47
NAME: HUEN, TONY S CO TR
MAILING ADDRESS: 3441 STREAMSIDE CIRCLE APT 104
PLEASANTON CA 94588 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5304033031** / INVOICE NO: BN220001954

SUBSTANCE OF PROTEST

Appellant states that they moved and the LAFD notices went to their old property, but once alerted to the notices by their realtor, Appellant had the fire hazards cleared from the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 14:30 COUNCIL DISTRICT: FS 47
NAME: HUEN, TONY S CO TR
MAILING ADDRESS: 3441 STREAMSIDE CIRCLE APT 104
PLEASANTON CA 94588 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5304033032** / INVOICE NO: BN220001955

SUBSTANCE OF PROTEST

Appellant states that they moved and the LAFD notices went to their old property, but once alerted to the notices by their realtor, Appellant had the fire hazards cleared from the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: GALO JOSE D AND LARA ANA L
MAILING ADDRESS: 111 S DILLON ST
LOS ANGELES CA 90057
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5305013021** / INVOICE NO: BN220001958

SUBSTANCE OF PROTEST

Appellant stated they purchased the property in July 2021, after the first inspection and notice was sent out and that no notices were received and provided documents showing the date of their purchase.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided records showing they purchased the property after the initial inspection and notice of noncompliance so that they did not have due process. It is recommended that Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 09:30 COUNCIL DISTRICT: FS 47
NAME: MACAPAGAL, CHOCOLATE J
MAILING ADDRESS: 4310 RAYNOL ST
LOS ANGELES CA 90032
SITUS ADDRESS: 4310 RAYNOL ST
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5305018016** / INVOICE NO: BN220001962

SUBSTANCE OF PROTEST

Appellant admits the first Notice of Noncompliance was received but claims the second Notice was not. Appellant says brush clearance has been performed every year including 2021.

DEPARTMENT INFORMATION

First Inspection performed on: October 13, 2021.

Second Inspection performed on: November 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

Appellant claims that the first Notice of Noncompliance was received, but not the second Notice. The Evidence Code provides that a properly mailed letter is presumed to have been received. In addition, the Appellant provided no proof to suggest a reason why the Department's mail allegedly did not reach Appellant.

Regarding the facts of Appellant's noncompliance, the Appellant is ignoring the very dry, large dead tree on their property. Each of the Inspector's Notices of Noncompliance identified that dead trees must be removed as part of brush clearance. Each Notice contains contact information if a homeowner needs help understanding what is required. There is no evidence that the Appellant reached out regarding compliance questions.

The record shows the Fire Inspector inspected the property in October 2021 and November 2021 and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance and Second Notice of Noncompliance were issued because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violation, especially the very dry, large dead tree on Appellant's property.

The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Each Notice of Noncompliance incurs an assessment. The Total Assessment has been calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 47
NAME: ARAKI, JUNICHI AND MISAKO TRS ARAKI FAMILY TRUST
MAILING ADDRESS: 605 MAREK DR
MONTEBELLO CA 90640
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5307003013** / INVOICE NO: BN220001993

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor to clear their brush but the contractor cleared areas outside of their property lines, causing them to miss areas inside their property lines which they had surveyed so it didn't happen again.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 10:00 COUNCIL DISTRICT: FS 47
NAME: RIVERA DANIEL J AND HOOKER EMILY A
MAILING ADDRESS: 4420 RICHARD CIR
LOS ANGELES CA 90032
SITUS ADDRESS: 4420 RICHARD CIR
LOS ANGELES CA 90032
ASSESSOR'S ID NO: **5309011018** / INVOICE NO: BN220002000

SUBSTANCE OF PROTEST

Appellant stated they did not receive the first notice and that they cleared the property within 20 days of the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the appeal be granted. The record shows Appellant's first notice was returned to LAFD. Appellant was not aware of the first notice as it was apparently sent to the previous owner. For these reasons the assessment should be dismissed and the appeal granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: FELY B CRUZ
MAILING ADDRESS: 2279 COVE AVE
LOS ANGELES CA 90039
SITUS ADDRESS: 2279 COVE AVE
LOS ANGELES CA 90039
ASSESSOR'S ID NO: **5422013011** / INVOICE NO: BN220002031

SUBSTANCE OF PROTEST

Appellant states they did not receive a second notice of noncompliance and that they had their gardener remove the brush and provided photos.

DEPARTMENT INFORMATION

First Inspection performed on: May 20, 2021.

Second Inspection performed on: June 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 20
NAME: MELLATNAVAZ, REZA
MAILING ADDRESS: 02133 FARGO ST
LOS ANGELES CA 90039
SITUS ADDRESS: 2133 FARGO ST
LOS ANGELES CA 90039
ASSESSOR'S ID NO: **5422021014** / INVOICE NO: BN220002035

SUBSTANCE OF PROTEST

Appellant states that they have a gardener who regularly removes any hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 20
NAME: WARD, ADAM H CO TR WARD FAMILY TRUST
MAILING ADDRESS: 18650 WITHEY RD
MONTE SERENO CA 95030
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5423017017** / INVOICE NO: BN220002036

SUBSTANCE OF PROTEST

Appellant states they cleared the brush prior to the start of construction on the property in January 2021 and that they did not receive a second notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: August 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 20
NAME: JOSE SANCHEZ
MAILING ADDRESS: 1418 ALLESANDRO ST ABC
LOS ANGELES CA 90026
SITUS ADDRESS: 1418 ALLESANDRO ST
LOS ANGELES CA 90026
ASSESSOR'S ID NO: **5424028005** / INVOICE NO: BN220002037

SUBSTANCE OF PROTEST

Appellant states they contacted LAFD to clarify what needed to be done after the first notice and thereafter cleared their hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 20
NAME: GORCO LLC
MAILING ADDRESS: 4712 ADMIRALTY WAY # 521
MARINA DEL REY CA 90292
SITUS ADDRESS: 1508 MICHELTORENA ST
LOS ANGELES CA 90026
ASSESSOR'S ID NO: **5425002016** / INVOICE NO: BN220002039

SUBSTANCE OF PROTEST

Appellant states that all work was completed before the first notice and the only remaining item was tree trimming which was delayed due to the difficulty in finding a contractor during COVID and that the work was completed a week after the due date.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 20
NAME: LE TI BEBE LLC
MAILING ADDRESS: 2657 LOCKSLEY PL
LOS ANGELES CA 90039
SITUS ADDRESS: 1316 WESTERLY TER
LOS ANGELES CA 90026
ASSESSOR'S ID NO: **5426002027** / INVOICE NO: BN220002040

SUBSTANCE OF PROTEST

Appellant states they hired a gardener to clear the hazards after each notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: August 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 35
NAME: JENSEN MORTEN R
MAILING ADDRESS: 1807 MICHELTORENA ST
LOS ANGELES CA 90026
SITUS ADDRESS: 1807 MICHELTORENA ST
LOS ANGELES CA 90026
ASSESSOR'S ID NO: **5429029013** / INVOICE NO: BN220002043

SUBSTANCE OF PROTEST

Appellant states they purchased the property in November 2021, after the inspections and notices were sent out, and they provided supporting documents.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided documents showing they purchased the property in November 2021 after the inspections and notices were sent to the previous owner, therefore Appellant did not have due process. It is recommended that the Appellant's appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 35
NAME: NATAF,ADRIANA TR ADRIANA NATAF TRUST
MAILING ADDRESS: 1817 MICHELTORENA ST
LOS ANGELES CA 90026
SITUS ADDRESS: 1817 MICHELTORENA ST
LOS ANGELES CA 90026
ASSESSOR'S ID NO: **5429029015** / INVOICE NO: BN220002044

SUBSTANCE OF PROTEST

Appellant stated they never received any notices and cleared the brush after seeing the inspection fees and have kept it cleared since.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 16, 2022 15:00 COUNCIL DISTRICT: FS 35
NAME: DELROSARIO, MARCO V AND
MAILING ADDRESS: 01838 DELOZ AVE
LOS ANGELES CA 90027
SITUS ADDRESS: 1838 DELOZ AVE
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5433013011** / INVOICE NO: BN220002060

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor to remove the hazards after receiving notices of noncompliance and exchanging emails with LAFD.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 35
NAME: GALLO,CHRISTOPHER
MAILING ADDRESS: 03860 FRANKLIN AVE
LOS ANGELES CA 90027 USA
SITUS ADDRESS: 3860 FRANKLIN AVE
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5433014011** / INVOICE NO: BN220002063

SUBSTANCE OF PROTEST

Appellant states that they contracted to have their property cleared after each notice and cites financial hardship in having to pay any additional assessments.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 23, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: RUKSENAS,JOHN AND GIEDRAITIS RUKSENAS,TERESA
MAILING ADDRESS: 03824 TRACY ST
LOS ANGELES CA 90027
SITUS ADDRESS: 3824 TRACY ST
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5433020009** / INVOICE NO: BN220002073

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice but did receive a second and hired a contractor to clear their hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 25, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: ANA ESTATES LLC
MAILING ADDRESS: PO BOX 573036
TARZANA CA 91357
SITUS ADDRESS: VACANT LAND 2296 N SILVER RIDGE AVENUE
LOS ANGELES CA 90039
ASSESSOR'S ID NO: **5440020015** / INVOICE NO: BN220002093

SUBSTANCE OF PROTEST

Appellant states that the office where the notices were sent was closed due to COVID and that they couldn't find anyone to hire to clear the brush due to COVID and that they slowly cleared it themselves.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: September 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: MARKOV ALEXANDRA AND WALL ANGUS
MAILING ADDRESS: 2308 BROADWAY
SANTA MONICA CA 90404
SITUS ADDRESS: 1903 LANDA ST
LOS ANGELES CA 90039
ASSESSOR'S ID NO: **5443012003** / INVOICE NO: BN220002100

SUBSTANCE OF PROTEST

Appellant states the received no notices as they only purchased the property in August 2021 and have since done the clearance

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. No proof of change of ownership was provided. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: JENNINGS, THOMAS D
MAILING ADDRESS: 02350 ALLESANDRO ST
LOS ANGELES CA 90039
SITUS ADDRESS: 2350 ALLESANDRO ST
LOS ANGELES CA 90039
ASSESSOR'S ID NO: **5443028037** / INVOICE NO: BN220002110

SUBSTANCE OF PROTEST

Appellant states that their clearance was delayed due to COVID but that they completed the work as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: September 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: CRUZ,ROMEL
MAILING ADDRESS: 9229 SEPULVEDA BLVD UNIT 222
NORTH HILLS CA 91343
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5443034030** / INVOICE NO: BN220002114

SUBSTANCE OF PROTEST

Appellant states they have experienced financial difficulties because of COVID and the loss of their job and that they have been diagnosed with several medical issues.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: September 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: BONILLA,LUIS AND ANNA L
MAILING ADDRESS: 07810 RHODES AVE
NORTH HOLLYWOOD CA 91605
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5451017001** / INVOICE NO: BN220002115

SUBSTANCE OF PROTEST

Appellant states they never received any noncompliance notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. No return mail was received. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: MARIA D VENCES
MAILING ADDRESS: 3101 S FAIRVIEW STREET SPC 82
SANTA ANA CA 92704 United States
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5451017005** / INVOICE NO: BN220002116

SUBSTANCE OF PROTEST

Appellant states they did not know their property lines until their son drove them to the site, whereupon they met and hired a contractor to clear the brush.

DEPARTMENT INFORMATION

First Inspection performed on: November 5, 2021.

Second Inspection performed on: .

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: VALLE,JUAN
MAILING ADDRESS: 01412 E 71ST ST
LOS ANGELES CA 90001
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5451017017** / INVOICE NO: BN220002118

SUBSTANCE OF PROTEST

Appellant stated tthe owner died. Appellant not aware his brother even owned this property. Long probate estate.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The appeal is granted in full . The non compliance fee is waiver.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 29, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: YI SONG MIN
MAILING ADDRESS: 16604 27TH AVE
FLUSHING NY 11358
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5451019006** / INVOICE NO: BN220002122

SUBSTANCE OF PROTEST

Appellant states they got no response from LAFD as to what needed to be done.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 10:30 COUNCIL DISTRICT: FS 44
NAME: KORSHIYA, LOSIF
MAILING ADDRESS: 05922 CARLTON WAY UNIT 102
LOS ANGELES CA 90028
SITUS ADDRESS: Vacant Lot Below 3910 W Point Dr
Los Angeles CA 90065
ASSESSOR'S ID NO: **5451020005** / INVOICE NO: BN220002128

SUBSTANCE OF PROTEST

Appellant says he completed brush clearance on July 22, 2021. The first Notice of Noncompliance was issued on May 24, 2021 and the second Notice of Noncompliance was issued on July 19, 2021. Appellant admits receipt of both Notices. However, Appellant explains that a financial hardship prevented earlier compliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in May 2021 and Second Notice of Noncompliance was issued in July 2021 because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, to wit, untrimmed tree branches, dead tree branches and dry brush 8 to 12 inches high. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant says he had financial hardship but does not provide proof of financial hardship. In addition, there is no evidence that Appellant reached out to the Department to discuss compliance scheduling and his financial situation.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: BONE RODERICK V
MAILING ADDRESS: 11956 CULVER BLVD
LOS ANGELES CA 90066
SITUS ADDRESS: Vacant Lot Above 3948 Glenalbyn Dr
Los Angeles CA 90065
ASSESSOR'S ID NO: **5451020015** / INVOICE NO: BN220002131

SUBSTANCE OF PROTEST

Appellant states they had their brush cleared in June 2021 and did not receive a second notice of violation and feels the assessment is in error.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: LYON NAUREEN Z AND ANDREW
MAILING ADDRESS: 3926 W POINT DR
LOS ANGELES CA 90065
SITUS ADDRESS: 3926 W POINT DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5451020025** / INVOICE NO: BN220002134

SUBSTANCE OF PROTEST

Appellant states they received no notices because their mail is unreliable and that they hired a contractor to clear their property once they understood more needed to be done.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: NOBLE, MARCELINE
MAILING ADDRESS: 03914 W POINT DR
LOS ANGELES CA 90065
SITUS ADDRESS: 3914 W POINT DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5451020028** / INVOICE NO: BN220002135

SUBSTANCE OF PROTEST

Appellant states that they were out of the country for a couple of weeks and that they had to hire another gardener to do the work since their usual gardener is older and was in Mexico and that they cleared their property in October 2021 when they had Rolling Stones tickets.

DEPARTMENT INFORMATION

First Inspection performed on: September 21, 2021.

Second Inspection performed on: October 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: CHERRY AVENUE DELOVPEMENT INC
MAILING ADDRESS: 903 REGAL CYN DRIVE
WALNUT CA 91789 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5451020034** / INVOICE NO: BN220002137

SUBSTANCE OF PROTEST

Appellant states that the site is under construction on a hillside that used to have brush.

DEPARTMENT INFORMATION

First Inspection performed on: September 21, 2021.

Second Inspection performed on: October 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 11:00 COUNCIL DISTRICT: FS 44
NAME: KORSHIYA, LOSIF
MAILING ADDRESS: 05922 CARLTON WAY UNIT 102
LOS ANGELES CA 90028
SITUS ADDRESS: Vacant LOT Below 3904 W Point Dr
Los Angeles CA 90065
ASSESSOR'S ID NO: **5451021012** / INVOICE NO: BN220002139

SUBSTANCE OF PROTEST

Appellant says he completed brush clearance on July 22, 2021. The first Notice of Noncompliance was issued on May 24, 2021 and the second Notice of Noncompliance was issued on July 19, 2021. Appellant admits receipt of both Notices. However, Appellant explains that a financial hardship prevented earlier compliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in May 2021 and Second Notice of Noncompliance was issued in July 2021 because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, to wit, untrimmed tree branches, dead tree branches and dry brush 8 to 12 inches high. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant says he had financial hardship but does not provide proof of financial hardship. In addition, there is no evidence that Appellant reached out to the Department to discuss compliance scheduling and his financial situation.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: JAY, BRUCE
MAILING ADDRESS: 01910 HILLHURST AVE
LOS ANGELES CA 90027
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5451022031** / INVOICE NO: BN220002140

SUBSTANCE OF PROTEST

Appellant states they never received any noncompliance notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. No return mail was received. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: JORDAN, DAVID S AND JULIANNE K
MAILING ADDRESS: 1955 WILTON PL
LOS ANGELES CA 90068 USA
SITUS ADDRESS: 628 ETTA ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5452004006** / INVOICE NO: BN220002150

SUBSTANCE OF PROTEST

Appellant states that their second notice of noncompliance indicated an area that they hadn't been required to clear before and is beyond their fence.

DEPARTMENT INFORMATION

First Inspection performed on: September 29, 2021.

Second Inspection performed on: November 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: BEN BULATAO
MAILING ADDRESS: 2212 VIA VELARDO 5
RANCHO PALO VERDES CA 90275 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5452004027** / INVOICE NO: BN220002154

SUBSTANCE OF PROTEST

Appellant was child of owner who died.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The appeal is granted , Apellant provided sufficient evidence to grant the appeal.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: MADDEN, LA VERNE L TR LA VERNE L MADDEN TRUST
MAILING ADDRESS: 3659 GLENALBYN DR
LOS ANGELES CA 90065
SITUS ADDRESS: 3659 GLENALBYN DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5452006015** / INVOICE NO: BN220002160

SUBSTANCE OF PROTEST

Appellant states that the photos in the file are not their property but their neighbor's and that they are not responsible for it.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. It was not shown that LAFD had the wrong photos of a neighboring property. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: LEIMBERG,ERIC TR ERIC LEIMBERT TRUST
MAILING ADDRESS: 2391 COLORADO BLVD
LOS ANGELES CA 90041
SITUS ADDRESS: 554 LOTUS ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5452006016** / INVOICE NO: BN220002161

SUBSTANCE OF PROTEST

Appellant states they hired a contractor and cleared their brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: LIU NANCY
MAILING ADDRESS: 8316 GARIBALDI AVE
SAN GABRIEL CA 91775
SITUS ADDRESS: 3581 North Glenalbyn Dr
Glassell Park Ca 90065
ASSESSOR'S ID NO: **5452018001** / INVOICE NO: BN220002164

SUBSTANCE OF PROTEST

Appellant states they cleared their brush after receiving a notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 4, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: LIU NANCY ET AL CHONG YANG
MAILING ADDRESS: 8316 GARIBALDI AVE
SAN GABRIEL CA 91775
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5452019014** / INVOICE NO: BN220002169

SUBSTANCE OF PROTEST

Appellant states they hired a contractor and had their hazards cleared as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: CARTER,GAY AND
MAILING ADDRESS: 01305 ISABEL ST
LOS ANGELES CA 90065 USA
SITUS ADDRESS: 1305 ISABEL ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5454009009** / INVOICE NO: BN220002179

SUBSTANCE OF PROTEST

Appellant states they were late getting their brush cleared but did so and were surprised to get a second notice of noncompliance only to learn that a small area in front of their house was not in compliance and then they cleared that.

DEPARTMENT INFORMATION

First Inspection performed on: May 17, 2021.

Second Inspection performed on: July 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: BELTRAN, ROSA M TR ROSA M BELTRAN TRUST
MAILING ADDRESS: 830 N RAMPART BLVD
LOS ANGELES CA 90026
SITUS ADDRESS: 1329 ISABEL ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5454009014** / INVOICE NO: BN220002180

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their brush after receiving their first notice and were surprised to get a second notice, feeling that they had cleared the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: October 19, 2021.

Second Inspection performed on: November 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: ARATA, MICHAEL A CO TR M ARATA AND P JONES TRUST
MAILING ADDRESS: 930 W AVENUE 37
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5454019008** / INVOICE NO: BN220002204

SUBSTANCE OF PROTEST

Appellant states they saw LAFD contracted crews clear their lot and an adjacent lot last year.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: KJORNESS, WENDY
MAILING ADDRESS: 13619 HATTERAS ST
VALLEY GLEN CA 91401
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5454021014** / INVOICE NO: BN220002217

SUBSTANCE OF PROTEST

Appellant states they hire a contractor yearly and always pass inspection and they don't understand why they didn't pass this time, even on the follow-up inspection until they finally did. Appellant states they have mobility issues and can't walk the property themselves.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: KJORNESS, WENDY
MAILING ADDRESS: 13619 HATTERAS ST
VALLEY GLEN CA 91401
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5454021024** / INVOICE NO: BN220002220

SUBSTANCE OF PROTEST

Appellant states they hire a contractor yearly and always pass inspection and they don't understand why they didn't pass this time, even on the follow-up inspection until they finally did. Appellant states they have mobility issues and can't walk the property themselves.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: KJORNESS, WENDY
MAILING ADDRESS: 13619 HATTERAS ST
VALLEY GLEN CA 91401
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5454021025** / INVOICE NO: BN220002221

SUBSTANCE OF PROTEST

Appellant states they hire a contractor yearly and always pass inspection and they don't understand why they didn't pass this time, even on the follow-up inspection until they finally did. Appellant states they have mobility issues and can't walk the property themselves.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: July 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 11:30 COUNCIL DISTRICT: FS 44
NAME: LUONG,VINH X
MAILING ADDRESS: 03128 ISABEL DR
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5455005016** / INVOICE NO: BN220002223

SUBSTANCE OF PROTEST

Appellant says brush has been cleared multiple times on his property. Notices were sent and Appellant contacted the Department to figure out why violations occurred. Email exchanges occurred.

DEPARTMENT INFORMATION

First Inspection performed on: August 12, 2021.

Second Inspection performed on: September 7, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Grant the Appeal: It is recommended that the Appeal be Granted and the Assessment reversed.

It is likely that the Appellant did not perform clearance as scheduled. That is because most of the property owners in that area are not fully complying as shown in aerial photos. However, the Appellant reached out to the Department for guidance as to what clearance was to be performed and where. Unfortunately, the photographs of the Inspector were insufficient to identify what the violation was and where. The Inspector took the photos from an different street than the street on which the Appellant's property is located. This may have been convenient due to slopes but the Inspector should have had a stronger lens to get a better closeup from that distance. Instead, the violations appear to be on land adjacent to Burnell Drive where the photos were taken, rather than on Isabel Drive where the Appellant's property is located. If the either party realized the confusion over the Inspector's photos, the Inspector could have returned to the property to get better photos or made an appointment with the Appellant to identify the issues. Because of the inaccuracy of the photos, there is insufficient evidence to impose the Assessment. The property should be reinspected and the Inspector should climb into the property to verify Appellant's compliance because preventing fire danger is the real purpose of enforcing fire regulations and brush clearance.
The Appeal should be Granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: OROZCO ANDRES
MAILING ADDRESS: 816 ESTON ST
CAMARILLO CA 93010 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5455011006** / INVOICE NO: BN220002228

SUBSTANCE OF PROTEST

Appellant states their gardener couldn't complete the work because they had COVID in June 2021 and Appellant couldn't find another available gardener at the time, but their regular gardener recovered and did it in July 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: July 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 50
NAME: NELSON,AMY E
MAILING ADDRESS: 3162 CARLYLE ST
LOS ANGELES CA 90065
SITUS ADDRESS: 3162 CARLYLE ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5456008007** / INVOICE NO: BN220002237

SUBSTANCE OF PROTEST

Appellant states they were surprised to receive both notices of noncompliance after working to clear the property after each one and that they could not reach LAFD due to COVID protocols.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 12:00 COUNCIL DISTRICT: FS 50
NAME: MITCHELL GRASSI
MAILING ADDRESS: 1880 CENTURY PARK E STE 1600
LOS ANGELES CA 90067 USA
SITUS ADDRESS: 3155 CARLYLE ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5456009022** / INVOICE NO: BN220002240

SUBSTANCE OF PROTEST

Appellant paid for brush clearance on 7/28/2021 and 5/6/2022. However, The first and second Notices of Noncompliance predate those dates. The first Notice of Noncompliance was issued on June 2, 2021 and the second Notice of Noncompliance was issued on July 16, 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in June 2021 and Second Notice of Noncompliance was issued in July 2021 because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The most obvious violation and pointed out by the Inspector was a tree with many dead and dry vine branches engulfing it.

Failed inspections delay Fire Inspectors from moving on to other properties to ensure fire safety for all. Failed inspections require future inspections. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 50
NAME: TORRES,THERESA AND VELASCO,RONALD
MAILING ADDRESS: 03850 RODERICK RD
LOS ANGELES CA 90065
SITUS ADDRESS: 3850 RODERICK RD
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5458031024** / INVOICE NO: BN220002245

SUBSTANCE OF PROTEST

Appellant states they received no notices and had to deal with COVID and that they have since hired someone to clear their brush.

DEPARTMENT INFORMATION

First Inspection performed on: June 19, 2021.

Second Inspection performed on: September 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: SANCHEZ SANDRA E
MAILING ADDRESS: 3836 YORK BLVD
LOS ANGELES CA 90065
SITUS ADDRESS: 3836 YORK BLVD
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5459017011** / INVOICE NO: BN220002248

SUBSTANCE OF PROTEST

Appellant states that they and their whole family experienced health issues and they were not able to focus on their brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 50
NAME: JENNIFER TERRAZAS
MAILING ADDRESS: 3600 KINNEY CIR
LOS ANGELES CA 90065
SITUS ADDRESS: 3621 MIMOSA DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5460004010** / INVOICE NO: BN220002250

SUBSTANCE OF PROTEST

Appellant states they have always been in compliance before and take it very seriously and that their mother is older and on a fixed income.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 08:30 COUNCIL DISTRICT: FS 50
NAME: CREASON, GLEN
MAILING ADDRESS: 03637 LAVELL DR
LOS ANGELES CA 90065
SITUS ADDRESS: 3637 LAVELL DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5460011053** / INVOICE NO: BN220002260

SUBSTANCE OF PROTEST

Appellant states that they removed the hazards identified in each notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: July 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 09:00 COUNCIL DISTRICT: FS 55
NAME: DELLAMICO, DUANE D AND SILVER, DEBORAH L
MAILING ADDRESS: 03726 KINNEY ST
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5460014012** / INVOICE NO: BN220002264

SUBSTANCE OF PROTEST

Appellant states that they cleared their property of hazards after each notice and contacted the LAFD regarding correct property boundaries but did not hear back.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 09:30 COUNCIL DISTRICT: FS 55
NAME: DELLAMICO, DUANE D AND SILVER, DEBORAH L
MAILING ADDRESS: 03726 KINNEY ST
LOS ANGELES CA 90065
SITUS ADDRESS: 3726 KINNEY ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5460014020** / INVOICE NO: BN220002265

SUBSTANCE OF PROTEST

Appellant states they received a first and second notice of noncompliance and provided emails to LAFD showing they were making a good faith effort to comply and continued their clearance.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 50
NAME: MINDY C RUTIGLIANO
MAILING ADDRESS: 6900 West ACCO STREET
MONTEBELLO CA 90640 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5460016016** / INVOICE NO: BN220002268

SUBSTANCE OF PROTEST

Appellant states they purchased the property in February 2021 and the notices went to the former owner's address.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: GUTIERREZ, FRANCISCO
MAILING ADDRESS: 03720 ACKERMAN DR
LOS ANGELES CA 90065
SITUS ADDRESS: 3720 ACKERMAN DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5460021028** / INVOICE NO: BN220002279

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice and they had hired a contractor who cleared their brush before the deadline and that the pictures taken by LAFD are of their neighbor's property. Appellant also states they lost their job and the assessment is a financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: August 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 12:30 COUNCIL DISTRICT: FS 55
NAME: BALDERRAMA, ROBERT CO TR BALDERRAMA TRUST
MAILING ADDRESS: 0 PO BOX 895
LA CANADA FLINTRIDGE CA 91012
SITUS ADDRESS: 3734 N BARRYKNOLL DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5460023017** / INVOICE NO: BN220002284

SUBSTANCE OF PROTEST

Appellant says brush clearance was performed at the end of April 2021 and reinspected his property after the first Notice of Noncompliance and found that his property was still in a state of clearance. Appellant contacted the Department and ultimately was told that his property included a strip of grasses that was in an area that he believes is within his neighbor's property. The Department walked the property and used GPS to determine that the small slice of brush was located on Appellant's property.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Reverse the Assessment: It is recommended that the assessment be reversed.

GPS does not determine property boundaries, only a surveyor can do that. That said, GPS coordinates that are well within property boundaries or supported by markings or fencing are probably sufficient. In this case, there are no markings that are referenced by the Department and there is an active dispute about the boundaries of the Appellant's parcel between the Appellant and the adjacent property owner. In addition, the Appellant demonstrated that brush clearance is a priority and stayed in contact with the Department by letters and emails. The Department made a finding regarding the property line and Appellant then immediately cleared the offending strip of grasses. Legally, this is actually a Quiet Title situation, meaning the property line is questionable. It is good that the brush is now clear and that Appellant accepted responsibility based upon the Department's opinion. Appellant now has the obligation to include the disputed strip in future brush clearance efforts because Appellant is on notice that the Department has made a finding that the strip of brush is on Appellant's property. Appellant must file a Quiet Title action in the future to dispute the now presumptive property line. OR, as the Department suggested, Appellant may hire a surveyor if Appellant wants to challenge the property line in the future.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: GLASSMITH,ZACHARY AND JANIE TRS GLASSMITH TRUST
MAILING ADDRESS: 3926 TOLAND WAY
LOS ANGELES CA 90065
SITUS ADDRESS: 3926 TOLAND WAY
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5460027006** / INVOICE NO: BN220002290

SUBSTANCE OF PROTEST

Appellant states they hired a contractor and cleared their brush after receiving noncompliance notices.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: August 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 13:00 COUNCIL DISTRICT: FS 55
NAME: ADRIAN AND BRITTANY BRADFORD
MAILING ADDRESS: 917 PINE GROVE AVENUE
LOS ANGELES CA 90042 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5462001010** / INVOICE NO: BN220002293

SUBSTANCE OF PROTEST

Appellant says their vacant land property was being prepared for construction. Clearance allegedly occurred in April 2022 (this year). The Department record does NOT show a designation of "Cleared by Owner" which may indicate that compliance has not yet been achieved. Unfortunately, although Appellant failed inspections in May 2021 and July 2021, VMS did not update the new owner's address, so the Appellant's claim that the first and second Notices of Noncompliance were not received appears to be credible.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Reverse the Assessment: It is recommended that the assessment be reversed.

Appellant claims that the first and second Notices of Noncompliance were not received. This is supported by the Department notation that VMS did not update to the new owner's address. The property has been red posted, so the new owner, Appellant, is on notice to complete clearance. Hopefully, the Appellant has completed clearance as of April 2022 as claimed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: MARX,JAMES T
MAILING ADDRESS: 00000 PO BOX 5457
CRESTLINE CA 92325
SITUS ADDRESS: 2548 SUNDOWN DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5462002033** / INVOICE NO: BN220002297

SUBSTANCE OF PROTEST

Appellant states that they have cleared their brush for years and were surprised to receive noncompliance notices. Appellant states that the hazards identified were palm trees on their neighbor's property and not their property so the assessment is a mistake.

DEPARTMENT INFORMATION

First Inspection performed on: May 29, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 10:00 COUNCIL DISTRICT: FS 50
NAME: QUINN,PATRICK G CO TR QUINN TRUST
MAILING ADDRESS: 518 COLINA VISTA
VENTURA CA 93003
SITUS ADDRESS: 2279 MOSS AVE
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5462007003** / INVOICE NO: BN220002305

SUBSTANCE OF PROTEST

Appellant states that they are semi-invalid absentee landowners who hired a contractor to clear the brush but failed to do so adequately, so they hired another to do the job right.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: July 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 13:30 COUNCIL DISTRICT: FS 50
NAME: HECTOR M BEDOYA
MAILING ADDRESS: 490 EDGERTON DRIVE
SAN BERNARDINO CA 92405 USA
SITUS ADDRESS: 2271 MOSS AVE
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5462007005** / INVOICE NO: BN220002307

SUBSTANCE OF PROTEST

Appellant claims not to have received the first and second Notices of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: July 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Reverse the Assessment: It is recommended that the assessment be reversed.

Appellant claims not to have received the first and second Notices of Noncompliance in June and July of 2021. Department records show an address which is not the same as that on record with the Assessor. It appears that the Department tried to remedy this by giving notice to an older email that was associated with an older mailing address of Appellant. There is no record of Appellant responding to that email nor verifying its validity. So, it cannot be said that Appellant received any Notices of Noncompliance.

The Appeal should be Granted and the Assessment should be Reversed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 50
NAME: MOULSON PETER
MAILING ADDRESS: PO BOX 65954
LOS ANGELES CA 90065
SITUS ADDRESS: VACANT LOT ON MOSS AVE., DIRT RD.,
LOS ANGELES, CA 90065
ASSESSOR'S ID NO: **5462011001** / INVOICE NO: BN220002322

SUBSTANCE OF PROTEST

Appellant states that they hired a gardener to clear their brush in May and August and provided photos.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 50
NAME: MOULSON PETER
MAILING ADDRESS: PO BOX 65954
LOS ANGELES CA 90065
SITUS ADDRESS: VACANT LOT AT MOSS AVE., DIRT ROAD,
LOS ANGELES, CA. 90065
ASSESSOR'S ID NO: **5462011004** / INVOICE NO: BN220002323

SUBSTANCE OF PROTEST

Appellant states they hired someone to clear their brush in May and August and provided photos.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 50
NAME: MOULSON PETER
MAILING ADDRESS: PO BOX 65954
LOS ANGELES CA 90065
SITUS ADDRESS: VACANT LOT AT MOSS AVE., PAPER-STREET,
LOS ANGELES, CA 90065
ASSESSOR'S ID NO: **5462011005** / INVOICE NO: BN220002324

SUBSTANCE OF PROTEST

Appellant states that they hired someone to clear their brush in May and it was completed in August and provided photos.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 14:00 COUNCIL DISTRICT: FS 50
NAME: PENG,PAN
MAILING ADDRESS: 00509 MACWILLIAMS LN
ROYAL OAK MI 48067
SITUS ADDRESS: VACANT LOT BELOW RICHARDSON DR.,
LOS ANGELES, CA. 90065
ASSESSOR'S ID NO: **5462011017** / INVOICE NO: BN220002325

SUBSTANCE OF PROTEST

Appellant claims not to have received the first and second Notices of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: July 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Reverse the Assessment: It is recommended that the assessment be reversed.

Appellant claims not to have received the first and second Notices of Noncompliance in 2021. Department records show mail was returned as undeliverable and a later owner search could not establish the current owner's address. The Appellant's claim that the Notices of Noncompliance were not received is credible.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 14:30 COUNCIL DISTRICT: FS 50
NAME: PAN PENG
MAILING ADDRESS: 509 MACWILLIAMS LN
ROYAL OAK MI 48067 USA
SITUS ADDRESS: VACANT LOT BELOW RICHARDSON DR.,
LOS ANGELES, CA. 90065
ASSESSOR'S ID NO: **5462011022** / INVOICE NO: BN220002328

SUBSTANCE OF PROTEST

Appellant claims not to have received the first and second Notices of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 24, 2021.

Second Inspection performed on: July 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Reverse the Assessment: It is recommended that the assessment be reversed.

Appellant claims not to have received the first and second Notices of Noncompliance in 2021. Department records show mail was returned as undeliverable and a later owner search could not establish the current owner's address. The Appellant's claim that the Notices of Noncompliance were not received is credible.

The Appeal should be Granted and the Assessement should be Reversed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 15:00 COUNCIL DISTRICT: FS 50
NAME: PARGAS,JAMES J
MAILING ADDRESS: 3501 CAZADOR ST
LOS ANGELES CA 90065
SITUS ADDRESS: 3501 CAZADOR ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5462012023** / INVOICE NO: BN220002332

SUBSTANCE OF PROTEST

Appellant claims that the Department was sending notices to the wrong address.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. Appellant says the notices were sent to the wrong address. However, on his Appeal paperwork Appellant circled 'yes' to the question whether the first and second Notices of Noncompliance were received. The Appellant offers a Department of Water and Power utility bill showing a different address. However, Appellant's check paid to Department has the 3501 Cazador Street address, the Appellant used the Cazador Street Address as his return address for his Appeal letter, and the Assessor has 3501 Cazador as Appellant's address. Some appellants provide their current property tax bill to show that their mailing address is different. Appellant did not provide such evidence. Appellant has not provided sufficient evidence to show the 3501 Cazador address was not a valid contact address.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in May 2021 and Second Notice of Noncompliance was issued in July 2021 because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations, to wit, untrimmed tree branches, dead tree branches and dry brush 8 to 12 inches high. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: CRUZ,MARTIN L AND CALUMPIT,ELSA L
MAILING ADDRESS: 03755 DIVISION ST
LOS ANGELES CA 90065
SITUS ADDRESS: 3755 DIVISION ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5462025006** / INVOICE NO: BN220002365

SUBSTANCE OF PROTEST

Appellant states their brother cleared their hazards and replaced them with environmentally friendly plants.

DEPARTMENT INFORMATION

First Inspection performed on: May 16, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: MI CASA HOLDINGS LTD
MAILING ADDRESS: 1330 OAK VIEW AVENUE
SAN MARINO CA 91108 USA
SITUS ADDRESS: V/L E of 2207 West LOVELAND DR
LOS ANGELES Ca 90065
ASSESSOR'S ID NO: **5462026002** / INVOICE NO: BN220002366

SUBSTANCE OF PROTEST

Appellant states that this is a large expense and that the large lot is well maintained but the city is never happy.

DEPARTMENT INFORMATION

First Inspection performed on: May 16, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the non-compliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: TDN INVESTMENTS LLC
MAILING ADDRESS: 14600 GOLDENWEST ST STE 210
WESTMINSTER CA 92683
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5462026032** / INVOICE NO: BN220002369

SUBSTANCE OF PROTEST

Appellant states they hired a contractor who cleared all the brush on the property.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 24, 2022 15:30 COUNCIL DISTRICT: FS 44
NAME: BAIR, ALAN L
MAILING ADDRESS: 00090 HURLBUT ST NO 1
PASADENA CA 91105
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464002011** / INVOICE NO: BN220002379

SUBSTANCE OF PROTEST

Appellant says he completed brush clearance on May 10, 2021 before the inspection on May 28, 2021, then claims that any remaining brush was not on his property. And finally claims that there was no structure within 200 feet that would cause a violation.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: July 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in June 2021 and Second Notice of Noncompliance was issued in July 2021 because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant claimed, initially, that the Department was wrong that Appellant did not comply with brush clearance. The Appellant offered proof that a contractor performed brush clearance in early May 2021. However, the Department showed there was a neighboring home within 200 feet of uncleared brush still on Appellant's property. Appellant then claimed that he didn't see that home. Appellant then rushed to complete brush clearance. But that occurred months after the first and second Notices of Noncompliance.

A property owner is deemed to know their property boundaries and must clear fire dangers on their property. Ignorance of the law is not an excuse.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: JUPITER RESIDENCES LLC
MAILING ADDRESS:
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464002054** / INVOICE NO: BN220002381

SUBSTANCE OF PROTEST

Appellant states their land is clear.

DEPARTMENT INFORMATION

First Inspection performed on: September 1, 2021.

Second Inspection performed on: November 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: FARZIN NIA, FARROKH CO TR FARZIN NIA TRUST
MAILING ADDRESS: 141 W FAIRVIEW BLVD
INGLEWOOD CA 90302
SITUS ADDRESS: 749 W GANYMEDE DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5464003033** / INVOICE NO: BN220002384

SUBSTANCE OF PROTEST

Appellant states they have always been in compliance until last year and after receiving a second notice of violation they tried to determine what it was but couldn't access the website and never got clarification.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: July 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: HUGHES CASEY S AND KALVEN BETSY R
MAILING ADDRESS: 3131 BOULDER ST
LOS ANGELES CA 90063
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464007010** / INVOICE NO: BN220002388

SUBSTANCE OF PROTEST

Appellant states they did not receive the first notice of noncompliance and would have cleared the brush earlier if they had.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: July 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 4, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: SEMORA CORP
MAILING ADDRESS: 00958 ROME DR
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464010028** / INVOICE NO: BN220002390

SUBSTANCE OF PROTEST

Appellant states their father, the property owner, was diagnosed with cancer and declined steadily during the year until his death in August 2021 and Appellant was busy with their care. Appellant also states they don't live in Los Angeles and missed some of the notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 6, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: FARAG BESHEY
MAILING ADDRESS: 8954 RESEDA BLVD #202
NORTHRIDGE CA 91324 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464017007** / INVOICE NO: BN220002404

SUBSTANCE OF PROTEST

The property was in compliance prior to the notice being issued.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: July 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: SULLIVAN, LEWIS W
MAILING ADDRESS: 00958 ROME DR
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464020003** / INVOICE NO: BN220002408

SUBSTANCE OF PROTEST

Appellant states they were taking care of their father, the property owner, who was diagnosed with cancer and died in August 2021. Appellant states they did their best and cite the extreme circumstances they were under at the time and the fact that they lived out of town.

DEPARTMENT INFORMATION

First Inspection performed on: June 29, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: SULLIVAN, LILY B TR LILY SULLIVAN TRUST
MAILING ADDRESS: 958 ROME DR
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464020018** / INVOICE NO: BN220002409

SUBSTANCE OF PROTEST

Appellant states they were busy taking care of their father, the property owner, who was diagnosed with cancer and died in August 2021. Appellant states they did their best but cites the extreme circumstances of having to care for their father and that they don't live in Los Angeles and missed some of the notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 29, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: JIMENO DONNA L C/O MISAEL MOJICA
MAILING ADDRESS: 1340 MONTECITO DR
LOS ANGELES CA 90031
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464028033** / INVOICE NO: BN220002415

SUBSTANCE OF PROTEST

Appellant states that the LAFD inspector noted their compliance after the second notice and that there is a city owned easement at the bottom of their property.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 10:30 COUNCIL DISTRICT: FS 44
NAME: JIMENO DONNA L C/O MISAEL MOJICA
MAILING ADDRESS: 1340 MONTECITO DR
LOS ANGELES CA 90031
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5464028046** / INVOICE NO: BN220002416

SUBSTANCE OF PROTEST

Appellant states that their contractor was present during the second inspection and was told the property was in compliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 18, 2021.

Second Inspection performed on: July 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: YEE, SOO J
MAILING ADDRESS: 1538 S WESTRIDGE RD
WEST COVINA CA 91791
SITUS ADDRESS: 1940 SUNNY HEIGHTS DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5464031006** / INVOICE NO: BN220002418

SUBSTANCE OF PROTEST

Appellant says that the first Notice of Noncompliance was not received and that Appellant did not know the true property line.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: July 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

Appellant claims that the first Notice of Noncompliance was not received and that the Owner lives at another address. However, Appellant shows no evidence that the Assessor had another notice address on file. It is the Owner's obligation to have an updated address for notice on record. In any case, no mail was returned to the Department. This is a residence where adult members of the owner's family live. Thus, it is reasonable to conclude that the first Notice of Noncompliance was received absent proof that another address was on file.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A Notice of Noncompliance was issued in June 2021 and Second Notice of Noncompliance was issued in July 2021 because of the fire hazard. The Fire Inspector took photographs depicting the hazardous conditions that existed at the time of violations. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant claims ignorance of the location of the property line caused the violation. A Google Maps satellite view shows a clear divider between the backyards of the properties. The Assessor's map shows there is no gap between rear backyards. Appellant's history of not knowing their property lines is not an excuse. A property owner is deemed to know their property boundaries and must clear fire dangers on their property. Ignorance of the law is not an excuse.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: BILLS,GREGORY A AND SOLOMON,JEFFREY M
MAILING ADDRESS: 00444 W AVENUE 44
LOS ANGELES CA 90065
SITUS ADDRESS: 444 W AVENUE 44
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5465010024** / INVOICE NO: BN220002424

SUBSTANCE OF PROTEST

Appellant states they received no notices but hired a contractor to conduct their annual clearance and provided an invoice. Appellant states they attempted to call LAFD several times to clarify what needed to be addressed but never heard back and believe they made a good faith effort to comply.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: SULLIVAN, LEWIS
MAILING ADDRESS: 00958 ROME DR
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5466010003** / INVOICE NO: BN220002429

SUBSTANCE OF PROTEST

Appellant seeks relief citing extreme circumstances of having to take care of their cancer stricken father, the property owner, who died in August 2021. Appellant states they made a good faith effort to get the brush cleared under these difficult circumstances and does not live in Los Angeles.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 6, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: ZIEGLER AZA M
MAILING ADDRESS: 710 QUAIL DR
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5466011003** / INVOICE NO: BN220002430

SUBSTANCE OF PROTEST

Appellant states that they purchased the property in October 2021 and received no notices but cleared the property once they were alerted to do so.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 6, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. No evidence of a new purchase was submitted. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: STEHRENBARGER,AKIKO TR STEHRENBARGER TRUST
MAILING ADDRESS: 525 QUAIL DR
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5466018002** / INVOICE NO: BN220002433

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 6, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 11:00 COUNCIL DISTRICT: FS 44
NAME: CHEN,YING CHIEN AND YANG,HUEI TZU AND
MAILING ADDRESS: 00829 W ASHIYA RD
MONTEBELLO CA 90640
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5466021031** / INVOICE NO: BN220002436

SUBSTANCE OF PROTEST

Appellant states that they hired a contractor who cleared the hazards as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 5, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 11:30 COUNCIL DISTRICT: FS 44
NAME: NOMURA,RUBY TR NOMURA FAMILY TRUST
MAILING ADDRESS: 3940 SAN RAFAEL AVE
LOS ANGELES CA 90065 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5466035001** / INVOICE NO: BN220002439

SUBSTANCE OF PROTEST

Appellant states that they property belongs to his mother who now lives in assisted living out of state. The property used to be cleared by a neighbor down the hill but apparently they did not clear it in 2021. The notices were to be forwarded to Appellant as the son of the owner, but Appellant states they were never received and asks for the assesement to be dismissed.

DEPARTMENT INFORMATION

First Inspection performed on: June 15, 2021.

Second Inspection performed on: August 6, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: RA PRIDE HOME INC
MAILING ADDRESS: 2422 POINTE PARKWAY
SPRING VALLEY CA 91978 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5471003014** / INVOICE NO: BN220002454

SUBSTANCE OF PROTEST

Appellant states they received a first notice but not a second notice and that they hired a contractor to clear the property as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: July 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: STOCKHAUSEN, ARND F TR ARND F STOCKHAUSEN TRUST
MAILING ADDRESS: 1819 ROSITA DR
GLENDALE CA 91208
SITUS ADDRESS: 4520 SAN ANDREAS AVE
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5471004019** / INVOICE NO: BN220002455

SUBSTANCE OF PROTEST

Appellant states their property is downhill from another property that sometimes throws branches onto theirs and that they have a property manager who hired a contractor to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: July 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: LIU,BOB TR SABRINA TRUST
MAILING ADDRESS: 04104 SEA VIEW DR
LOS ANGELES CA 90065
SITUS ADDRESS: 4104 SEA VIEW DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5471007040** / INVOICE NO: BN220002458

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their brush after receiving notices of noncompliance and that they are newer homeowners who weren't aware of the rules.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: July 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: PRESIDING PRIEST OF HOLY VIRGIN MARY COPTIC ORTHODOX CHURCH
MAILING ADDRESS: 4900 CLELAND AVE
LOS ANGELES CA 90042
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5471015052** / INVOICE NO: BN220002462

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to remove the brush before the due date and provided an invoice in support.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 13, 2022 09:00 COUNCIL DISTRICT: FS 44
NAME: ROCK,RUSSELL AND CENTUORI,JEANINE
MAILING ADDRESS: 00670 MOULTON AVE #7
LOS ANGELES CA 90031
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5471017023** / INVOICE NO: BN220002464

SUBSTANCE OF PROTEST

Appellant states they cleared their property as they always do, including half of the city easement abutting their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 21, 2021.

Second Inspection performed on: August 30, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 44
NAME: KWESKIN,ALEXANDER A CO TR WARD KWESKIN TRUST
MAILING ADDRESS: 700 CROSS AVE
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5471023001** / INVOICE NO: BN220002465

SUBSTANCE OF PROTEST

Appellant states they own a property with three APNs and that they cleared their property after receiving a notice of noncompliance and that they must have put in the wrong APN when they looked to see if it was cleared on the LAFD website.

DEPARTMENT INFORMATION

First Inspection performed on: June 21, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 12:30 COUNCIL DISTRICT: FS 55
NAME: KRN HOLDINGS LLC
MAILING ADDRESS: 05454 EL MONTE AVE
TEMPLE CITY CA 91780
SITUS ADDRESS: Vacant Lot Below 3544 Verdugo Vista Ter
Los Angeles CA 90065
ASSESSOR'S ID NO: **5472003065** / INVOICE NO: BN220002478

SUBSTANCE OF PROTEST

Appellant states that they received no notices. Appellant states that they hired a surveyor to identify the lot boundaries and then had the property cleared by a contractor.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: LANDERS, HARRELL E
MAILING ADDRESS: 4100 SCANDIA WAY
LOS ANGELES CA 90065
SITUS ADDRESS: 4100 SCANDIA WAY
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5472005007** / INVOICE NO: BN220002481

SUBSTANCE OF PROTEST

Appellant states they received no notices and they hired a contractor to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: DUNCAN MAXIM F
MAILING ADDRESS: 4905 BALTIMORE ST
LOS ANGELES CA 90042
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5472007057** / INVOICE NO: BN220002482

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice and had the brush cleared after receiving the second notice. Appellant states the fees are a financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: May 26, 2021.

Second Inspection performed on: July 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: UNGAMRUNG, KRIENGKRAI AND MONTIRA
MAILING ADDRESS: 04134 W AVENUE 41
LOS ANGELES CA 90065
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5473011024** / INVOICE NO: BN220002490

SUBSTANCE OF PROTEST

Appellant states that they are being assessed for a lot that they don't own, that the lot they own is smaller than what is shown and that there this is a continuing error.

DEPARTMENT INFORMATION

First Inspection performed on: June 29, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: October 14, 2022 11:00 COUNCIL DISTRICT: FS 55
NAME: SOV, DAVIN
MAILING ADDRESS: 514 ANGELENO AVE
SAN GABRIEL CA 91776 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5474042012** / INVOICE NO: BN220002500

SUBSTANCE OF PROTEST

Appellant states that much of the property was kept clear by construction on the property and that the fence towards the bottom of their property belong to their neighbor impeded further clearance.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$1,002.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$1,002.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: July 12, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: DEMARCO JENNIFER
MAILING ADDRESS: 1322 N EL PASO DR
LOS ANGELES CA 90065
SITUS ADDRESS: 1322 N EL PASO DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5474042013** / INVOICE NO: BN220002501

SUBSTANCE OF PROTEST

Appellant states they worked in good faith to comply but were delayed by several factors to remove some hazards that they weren't initially aware of and which were hard to access.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 08:30 COUNCIL DISTRICT: FS 55
NAME: ROOT, BRYAN T AND ANNAMARIE
MAILING ADDRESS: 02036 CAYUGA STREET EXT
TRUMANSBURG NY 14886
SITUS ADDRESS: 4440 MONT EAGLE PL
LOS ANGELES CA 90041
ASSESSOR'S ID NO: **5474043009** / INVOICE NO: BN220002505

SUBSTANCE OF PROTEST

Appellant received the first and second Notices of Noncompliance. Appellant contacted the Department and said brush clearance was performed and that the photos show a neighbor's property NOT Appellant's.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: September 1, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Grant the Appeal: It is recommended that the Appeal be Granted and the Assessment reversed.

Appellant viewed photos of the violation taken by the Department. Appellant pointed out to the Department that the property that appears to be in violation contains palm trees which Appellant's property does not have. Appellant is correct. 4448 Mont Eagle Place has the palm trees and a great deal of uncleared brush and untrimmed trees. 4444 Mont Eagle also has uncleared brush but less so. The Appellant's property has the most clearance performed. That property is located at 4440 Mont Eagle Place. Because the property is partially obscured, it cannot be determined from the photographs whether 4440 Mont Eagle was fully cleared of brush or just happens to be more clear than the other homes in the photos.

The Appellant reached out to the Department for guidance as to what clearance was to be performed and where. Unfortunately, the photographs of the Inspector were insufficient to identify what the violation was and where it was. The Inspector took the photos from a different street than the street on which the Appellant's property is located. This may have been convenient due to slopes but the Inspector should have had a stronger lens to get a better closeup from that distance. Instead, the violations appear to be on the neighbor's land, two houses away.

Because of the inaccuracy of the photos, there is insufficient evidence to impose the Assessment. At some point, the property should be reinspected and the Inspector should climb into the property to verify Appellant's compliance because preventing fire danger is the real purpose of enforcing fire regulations and brush clearance.
The Appeal should be Granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: CONTRERAS ALEJANDRO AND SELENE P
MAILING ADDRESS: 4014 DIVISION ST
LOS ANGELES CA 90065
SITUS ADDRESS: 4014 DIVISION ST
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5475003036** / INVOICE NO: BN220002512

SUBSTANCE OF PROTEST

Appellant states they purchased the property on 12/29/21 and cannot afford the fees at this time.

DEPARTMENT INFORMATION

First Inspection performed on: May 25, 2021.

Second Inspection performed on: July 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. No proof of purchase was provided. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: BETTIN,FREDRIC TR RUTH BETTIN TRUST
MAILING ADDRESS: 9903 SANTA MONICA BLVD PMB 255
BEVERLY HILLS CA 90212 USA
SITUS ADDRESS: 923 ALEGRE PL
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5475005024** / INVOICE NO: BN220002517

SUBSTANCE OF PROTEST

Appellant states they never received a second notice and that they hired a contractor to clear the brush.

DEPARTMENT INFORMATION

First Inspection performed on: May 29, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: BETTIN,FREDRIC TR RUTH BETTIN TRUST
MAILING ADDRESS: 9903 SANTA MONICA BLVD PMB 255
BEVERLY HILLS CA 90212 USA
SITUS ADDRESS: 916 ALEGRE PL
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5475005026** / INVOICE NO: BN220002518

SUBSTANCE OF PROTEST

Appellant states they never received a second notice of noncompliance after hiring a contractor to clear their property.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: VIDALES,RUBEN J TR RUBEN VIDALES TRUST
MAILING ADDRESS: 4363 PALMERO DR
LOS ANGELES CA 90065
SITUS ADDRESS: 4363 PALMERO DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5475005033** / INVOICE NO: BN220002520

SUBSTANCE OF PROTEST

Appellant states they hired various people to clear their brush and after receiving a second notice of noncompliance they contacted LAFD but did not have the money to clear it further until later.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: PIEDRAHITA,ROLAND
MAILING ADDRESS: 9639 GREEN VERDUGO DRIVE
SUNLAND CA 91040 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5475006029** / INVOICE NO: BN220002521

SUBSTANCE OF PROTEST

Appellant states they received no notices.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: July 13, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

LAFD records show the first and second notices were sent to the previous owner. Based on this information, it is recommended that the appeal be granted and the fee dismissed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: DERBARSEGAN,ROBERT AND ALLAHVERDIAN,MONICA
MAILING ADDRESS: 03315 MONTROSE AVE
LA CRESCENTA CA 91214
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5475008011** / INVOICE NO: BN220002523

SUBSTANCE OF PROTEST

Appellant states they received no notices and hired a contractor to clear their brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 13:00 COUNCIL DISTRICT: FS 55
NAME: SEARCY, ERIC L TR E AND K SEARCY TRUST
MAILING ADDRESS: 1052 OLANCHA DR
LOS ANGELES CA 90065
SITUS ADDRESS: 1052 OLANCHA DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5475009017** / INVOICE NO: BN220002524

SUBSTANCE OF PROTEST

Appellant states that they have always been in compliance until recently when they received a notice of noncompliance after hiring a contractor to clear all hazards. Appellant attempted to clarify the issue with LAFD but never heard back and feels the assessment is wrong and unfair.

DEPARTMENT INFORMATION

First Inspection performed on: May 30, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: MOLLETT, MICHAEL M AND BALSON MOLLETT, DEE
MAILING ADDRESS: 4812 FRIEDA DR
LOS ANGELES CA 90065
SITUS ADDRESS: 4812 FRIEDA DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5475013036** / INVOICE NO: BN220002527

SUBSTANCE OF PROTEST

Appellant states they felt that they cleared everything as required and has done so for several years.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: AMIN,NASREEN TR NASREEN AMIN TRUST AND SALIH,MEDYA
MAILING ADDRESS: 4991 ALMADEN DR
LOS ANGELES CA 90042
SITUS ADDRESS: 4991 ALMADEN DR
LOS ANGELES CA 90042
ASSESSOR'S ID NO: **5476010033** / INVOICE NO: BN220002537

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and that they cleared their property as required and provided photos.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 13:30 COUNCIL DISTRICT: FS 55
NAME: DEVELOPMENT TWO LLC
MAILING ADDRESS: 2125 OCEAN PARK BLVD
SANTA MONICA CA 90405 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5479006004** / INVOICE NO: BN220002548

SUBSTANCE OF PROTEST

Appellant states that the noncompliance notices went to the previous owner.

DEPARTMENT INFORMATION

First Inspection performed on: June 4, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

The record shows that the noncompliance notices were sent to the previous owners. Appellant purchased the property in 2020 but did not receive timely notices to afford due process. Based on these factors, it is recommended that the appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 42
NAME: ANGUS,JAMES
MAILING ADDRESS: 01036 OAK GROVE DR
LOS ANGELES CA 90041
SITUS ADDRESS: 1036 OAK GROVE DR
LOS ANGELES CA 90041
ASSESSOR'S ID NO: **5480017007** / INVOICE NO: BN220002554

SUBSTANCE OF PROTEST

Appellant stated it took months to reach LAFD to clarify it was the palm tree that needed to be trimmed.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 8, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: DIAZ, GABRIEL
MAILING ADDRESS: 05501 NORDYKE ST
LOS ANGELES CA 90042
SITUS ADDRESS: 5501 NORDYKE ST
LOS ANGELES CA 90042
ASSESSOR'S ID NO: **5480032006** / INVOICE NO: BN220002560

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear the brush after the initial notice and that they are usually cleared but failed after the inspector took pictures from the street.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 14:00 COUNCIL DISTRICT: FS 12
NAME: GERALD WILKINS
MAILING ADDRESS: 512 N MARIPOSA AVE
LOS ANGELES CA 90004
SITUS ADDRESS: 1361 N AVENUE 57
LOS ANGELES CA 90042
ASSESSOR'S ID NO: **5485013016** / INVOICE NO: BN220002566

SUBSTANCE OF PROTEST

Appellant stated he hired contractor in September 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 12
NAME: KRABBENSCMIDT ANN
MAILING ADDRESS: 5319 MERIDIAN ST
HIGHLAND PARK CA 90042
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5485017009** / INVOICE NO: BN220002569

SUBSTANCE OF PROTEST

Appellant states that they received the notices and cleared the brush at the address they received the notice at and that they weren't aware the notice was for another property they own, which uses a different address.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: SENDER, MARK B CO TR SENDER FAMILY TRUST
MAILING ADDRESS: 2000 CASTILIAN DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2155 BROADVIEW TER
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5549026023** / INVOICE NO: BN220002598

SUBSTANCE OF PROTEST

Appellant states their property was cleared by their gardener who provides monthly maintenance.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: ION,RADU
MAILING ADDRESS: 08289 MANNIX DR
LOS ANGELES CA 90046
SITUS ADDRESS: 8289 MANNIX DR
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5556003024** / INVOICE NO: BN220002615

SUBSTANCE OF PROTEST

Appellant states they hired a contractor who cleared the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: BAXTER THOMAS R AND FONSECA AMBER L
MAILING ADDRESS: 8265 MANNIX DR
LOS ANGELES CA 90046
SITUS ADDRESS: 8265 MANNIX DR
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5556003052** / INVOICE NO: BN220002617

SUBSTANCE OF PROTEST

Appellant states that they cleared their brush and that a tree in need of trimming was not on their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: HARLAND WILLIAMS
MAILING ADDRESS: 11812 SAN VICENTE BLVD 4THFL
LOS ANGELES CA 90049
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5556008023** / INVOICE NO: BN220002632

SUBSTANCE OF PROTEST

Appellant states they received no notices and hired a contractor to clear their property and provided a receipt for the work.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: PETERSON, RONALD F TR RONALD F PETERSON TRUST
MAILING ADDRESS: 08552 WALNUT DR
LOS ANGELES CA 90046
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5556013026** / INVOICE NO: BN220002635

SUBSTANCE OF PROTEST

Appellant states that they have never been out of compliance before but due to their advanced age, COVID, and other circumstances, they apologized for delaying their brush clearance but they did hire a contractor who cleared the brush at a cost of \$2800.

DEPARTMENT INFORMATION

First Inspection performed on: June 5, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: DETHIERSANT,JEAN
MAILING ADDRESS: 08571 FRANKLIN AVE
LOS ANGELES CA 90069
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5556016026** / INVOICE NO: BN220002643

SUBSTANCE OF PROTEST

Appellant states that they are furious; that they have their gardener regularly clear brush and states that they were in compliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: DETHIERSANT,JEAN
MAILING ADDRESS: 08571 FRANKLIN AVE
LOS ANGELES CA 90069
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5556016032** / INVOICE NO: BN220002645

SUBSTANCE OF PROTEST

Appellant states that they are furious; that they have a gardener who regularly clears the brush and that they were in compliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: TOMPKINS,KEVIN B
MAILING ADDRESS: 08334 GRAND VIEW DR
LOS ANGELES CA 90046
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5556017028** / INVOICE NO: BN220002646

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear the brush but a neighbor dumped some hazards on a hidden corner of their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: BRONSTEIN GIL (TE)
MAILING ADDRESS: 5737 KANAN ROAD #198
AGOURA HILLS CA 91301 USA
SITUS ADDRESS: 8440 YUCCA TRL
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5556020019** / INVOICE NO: BN220002649

SUBSTANCE OF PROTEST

Appellant states they are living part time overseas and it took longer last year to get the brush cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 14:30 COUNCIL DISTRICT: FS 41
NAME: SHEMARIA VICTORIA R TRUST
MAILING ADDRESS: 1671 OLD OAK RD
LOS ANGELES CA 90049
SITUS ADDRESS: 8410 GRAND VIEW DR
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5556021010** / INVOICE NO: BN220002650

SUBSTANCE OF PROTEST

Appellant claimed that property was cleared but the contractos cleared the wrong side of the property.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 15:00 COUNCIL DISTRICT: FS 41
NAME: ROSE BANNER MINISTRIES INC
MAILING ADDRESS: 11624 EUCALYPTUS AVE UNIT A
HAWTHORNE CA 90250
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5556023007** / INVOICE NO: BN220002653

SUBSTANCE OF PROTEST

Appellant claimed property was cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 17, 2022 15:30 COUNCIL DISTRICT: FS 41
NAME: CHARLES MARINO
MAILING ADDRESS: 20 WESTBURY ST
THOUSAND OAKS CA 91360
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5556031005** / INVOICE NO: BN220002666

SUBSTANCE OF PROTEST

Appellant claimed it was the wrong property.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: 3940 OESTE AVE LLC
MAILING ADDRESS: 18975 COLLINS AVE #3303
SUNNY ISLES FL 33160 USA
SITUS ADDRESS: 8353 SUNSET VIEW DR
LOS ANGELES CA 90069
ASSESSOR'S ID NO: **5556033009** / INVOICE NO: BN220002671

SUBSTANCE OF PROTEST

Appellant states that the owner died early in 2021 and they were appointed administrator of the estate and no notices were received.

DEPARTMENT INFORMATION

First Inspection performed on: June 17, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Appellant provided evidence of the death certificate of the owner and other information supporting their appeal. Based on the information provided, it is recommended that the appeal be granted and the fee dismissed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: DRAZ, MAMDOUH M
MAILING ADDRESS: 8730 HOLLYWOOD BLVD
LOS ANGELES CA 90069 USA
SITUS ADDRESS: 8730 HOLLYWOOD BLVD
LOS ANGELES CA 90069
ASSESSOR'S ID NO: **5558010005** / INVOICE NO: BN220002677

SUBSTANCE OF PROTEST

Appellant states they have a case with the city regarding their brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 12, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: CONSTRUCTION FOR LESS INC
MAILING ADDRESS: 23355 COLLINS ST
WOODLAND HILLS CA 91367
SITUS ADDRESS: 1751 SUNSET PLAZA DR
LOS ANGELES CA 90069
ASSESSOR'S ID NO: **5558013001** / INVOICE NO: BN220002680

SUBSTANCE OF PROTEST

Appellant stated they received no notices or that their office did not alert them to notices and that they hired a contractor to clear the brush.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: ASHA BHANSALI
MAILING ADDRESS: 1753 VIEWMONT DR
LOS ANGELES CA 90069
SITUS ADDRESS: 1726 North Sunset Paza Dr
West Hollywood Ca 90069
ASSESSOR'S ID NO: **5558016047** / INVOICE NO: BN220002685

SUBSTANCE OF PROTEST

Appellant states they received no notices and that their brush clearance was delayed due to COVID and a shortage of workers.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: July 15, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: FENT JOERG FAMILY TRUST 2017
MAILING ADDRESS: 8405 HOLLYWOOD BLVD
LOS ANGELES CA 90069
SITUS ADDRESS: 8405 HOLLYWOOD BLVD
LOS ANGELES CA 90069
ASSESSOR'S ID NO: **5558027007** / INVOICE NO: BN220002691

SUBSTANCE OF PROTEST

Appellant states they had their whole property cleared and asked which part wasn't.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 09:00 COUNCIL DISTRICT: FS 41
NAME: SUTHERLAND CAMERON AND STIENING JORGAN V
MAILING ADDRESS: 8540 HILLSIDE AVE
LOS ANGELES CA 90069
SITUS ADDRESS: 8540 HILLSIDE AVE
LOS ANGELES CA 90069
ASSESSOR'S ID NO: **5558028009** / INVOICE NO: BN220002692

SUBSTANCE OF PROTEST

Brush was cleared after the first Notice of Noncompliance in June 2021. Appellant provides proof his contractor did brush clearance on June 28, 2021. The Fire Inspector returned two months later and found brush over three inches and other violations. This second inspection took place at the height of fire season in August 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;

therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed that due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned. The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. A first Notice of Noncompliance was issued in June 2021 and second Notice in August 2021 because of the fire hazard. The Inspector took photographs depicting the hazardous conditions that existed at the time of violations, to wit, brush over three inches (some over 12 inches), some brush debris, and bushes that needed trimming. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant may feel that the brush clearance was sufficient. It was not sufficient over time. After the first failed inspection, the Appellant performed the first brush clearance which brought an overgrown property back to a semblance of order. The photos show an improvement. However, brush just like a lawn needs trimming at least one a month. In this case, fate would have it that the Fire Inspector returned two months later, at the height of the fire season. The additional solar energy in Summer encourages rapid brush growth. It also encourages fires. The Fire Department must insist on compliance to ensure the safety of the community. Brush clearance is an ongoing obligation. Appellant did not pass the second inspection because regular maintenance was not performed.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 41
NAME: EMANUEL LEVY
MAILING ADDRESS: 8546 HILLSIDE AVE
LOS ANGELES CA 90069
SITUS ADDRESS: 8546 HILLSIDE AVE
LOS ANGELES CA 90069
ASSESSOR'S ID NO: **5558028010** / INVOICE NO: BN220002693

SUBSTANCE OF PROTEST

Appellant states they already paid the fine and the work was already done.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 28, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: CAVALLACCI,AMANDA TR PRIMO TRUST
MAILING ADDRESS: 8803 APPIAN WAY
LOS ANGELES CA 90046
SITUS ADDRESS: 8803 APPIAN WAY
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5562009006** / INVOICE NO: BN220002716

SUBSTANCE OF PROTEST

Appellant states they regularly clear their brush and had it cleared in September 2021 by a contractor and provided a photo of the invoice.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: DUBINA ARTS LLC C/O SALIM LAHOUD
MAILING ADDRESS: 1860 BLUE HEIGHTS DR
LOS ANGELES CA 90069
SITUS ADDRESS: 1860 BLUE HEIGHTS DR
LOS ANGELES CA 90069
ASSESSOR'S ID NO: **5562014016** / INVOICE NO: BN220002719

SUBSTANCE OF PROTEST

Appellant states they were out of the country and found their notices upon their return and hired a contractor to remove their brush and did additional work as noted on the LAFD website.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 29, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: POURZANJANI, FARNAZ TR FARNAZ POURZANJANI TRUST
MAILING ADDRESS: 8782 APPIAN WAY
LOS ANGELES CA 90046
SITUS ADDRESS: 8782 APPIAN WAY
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5562015006** / INVOICE NO: BN220002720

SUBSTANCE OF PROTEST

Appellant states the property is under construction and the brush dried out during its progress.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: POURZANJANI, FARNAZ TR
MAILING ADDRESS: 111 EASTWIND STREET
MARINA DEL REY CA 90292 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5562015007** / INVOICE NO: BN220002721

SUBSTANCE OF PROTEST

Appellant states the property was under construction and some of the plants dried out in the course of the construction but that they made efforts to clear it as it happened.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: ZUMBA EUROPE BV
MAILING ADDRESS: 02103 SUNSET PLAZA DR
LOS ANGELES CA 90069
SITUS ADDRESS: 2103 SUNSET PLAZA DR
LOS ANGELES CA 90069
ASSESSOR'S ID NO: **5562019015** / INVOICE NO: BN220002725

SUBSTANCE OF PROTEST

Appellant claimed he did not receive notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 09:30 COUNCIL DISTRICT: FS 97
NAME: GATI ROBERT L
MAILING ADDRESS: 8595 SKYLINE DR
LOS ANGELES CA 90046
SITUS ADDRESS: 8775 W SKYLINE DR
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5564009017** / INVOICE NO: BN220002730

SUBSTANCE OF PROTEST

Appellant claimed he was unaware he had to clear a certain part of his lot.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 18, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: CIPES,GREGORY
MAILING ADDRESS: 9541 N W 42ND CT
CORAL SPRINGS FL 33065
SITUS ADDRESS: 8409 LOOKOUT MOUNTAIN AVE
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5565012051** / INVOICE NO: BN220002737

SUBSTANCE OF PROTEST

Appellant states the brush clearance was complete in August 2021 and was delayed due to COVID.

DEPARTMENT INFORMATION

First Inspection performed on: May 15, 2021.

Second Inspection performed on: August 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: ARZEROUNIAN,AIDA A
MAILING ADDRESS: 2325 MOUNT OLYMPUS DR
LOS ANGELES CA 90046
SITUS ADDRESS: 2325 MOUNT OLYMPUS DR
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5565019027** / INVOICE NO: BN220002739

SUBSTANCE OF PROTEST

Appellant states they never received a first notice of noncompliance and that they immediately had their brush cleared after receiving the second notice.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: GHALILI SHAHRAM AND ESTER
MAILING ADDRESS: 2505 WOODSTOCK RD
LOS ANGELES CA 90046
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5565020029** / INVOICE NO: BN220002745

SUBSTANCE OF PROTEST

Appellant states that the tax collector had the wrong address for notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 26, 2021.

Second Inspection performed on: August 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: NASH,J BRIAN TR
MAILING ADDRESS: 2088 N CRESTWOOD BLVD
PLEASANT GROVE UT 84062 United States
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5565021038** / INVOICE NO: BN220002747

SUBSTANCE OF PROTEST

Appellant states that they moved to Utah and received no notices at their new address despite trying to contact LAFD to provide new addresses; that they already paid for their noncompliance notices; and that they paid to have their brush removed by an LAFD approved contractor.

DEPARTMENT INFORMATION

First Inspection performed on: June 24, 2021.

Second Inspection performed on: August 12, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: WALKER, MICHAEL W AND
MAILING ADDRESS: 2717 WOODSTOCK ROAD
LOS ANGELES CA 90046 USA
SITUS ADDRESS: 2717 WOODSTOCK RD
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5565024052** / INVOICE NO: BN220002750

SUBSTANCE OF PROTEST

Appellant states that LAFD made a number of errors including providing the wrong pins and including property that they have since cleared up wasn't theirs.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

LAFD records show errors in noticing to Appellant. While reinspections showed that not all hazards were cleared, Appellant provided enough evidence to show that they could not access the necessary information to determine what work was left to do. As a result, it is recommended that Appellant's appeal be granted for the year 2021.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: TVERSKOY FAMILY TRUST
MAILING ADDRESS: 11770 PEAK RD
CHATSWORTH CA 91311
SITUS ADDRESS: 2335 JUPITER DR
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5569008028** / INVOICE NO: BN220002779

SUBSTANCE OF PROTEST

Appellant states they had medical issues due to the COVID vaccine that disabled them but they have since hired a contractor and the brush is cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 97
NAME: MACRAE, PAUL D
MAILING ADDRESS: 2460 ACHILLES DR
LOS ANGELES CA 90046 USA
SITUS ADDRESS: 2460 ACHILLES DR
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5569028001** / INVOICE NO: BN220002786

SUBSTANCE OF PROTEST

Appellant states they never received any notices and does not know what the issues are.

DEPARTMENT INFORMATION

First Inspection performed on: June 20, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 09:30 COUNCIL DISTRICT: FS 41
NAME: SWEARINGER, WILLIAM F II
MAILING ADDRESS: 2109 PROSPECT TRL
LOS ANGELES CA 90046 USA
SITUS ADDRESS: 2109 PROSPECT TRL
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5569031011** / INVOICE NO: BN220002789

SUBSTANCE OF PROTEST

Appellant says mail was stolen and says no Notice of Noncompliance was received. Appellant contacted the Department about stolen mail. In addition, Appellant says that brush clearance was completed on July 30, 2021. This was before the second inspection on August 14, 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Grant the Appeal: It is recommended that the Appeal be Granted and the Assessment reversed.

Appellant's claim that mail was stolen, while possibly true, cannot overcome the presumption under the Evidence Code that mail duly mailed is presumed to have been received. A police report and/or neighbor's statements or some other evidence that would corroborate stolen mail would be required absent a notation of "returned mail" or "undeliverable". However, Appellant claims that brush was cleared as of July 30, 2021. At the second inspection, the Inspector took no photographs of the ongoing fire hazard (or perhaps did not upload them) nor made a notation such as "the brush by the stairs and other brush as depicted in prior inspection photos are still uncleared". Such a supplemental statement would have been sufficient. There is no automatic legal presumption that counters a homeowner's claims that brush clearance was completed before an inspection. When such a statement is offered by an Appellant in an appeal, the Hearing Officer turns to photos or supplemental statements that contradict Appellant's claims. Absent photos from the second inspection or a supplemental statement that the original photos still represented the state of the property at the time of the second inspection, it cannot be presumed that the Appellant did not perform sufficient brush clearance to pass the second inspection. In fact, for the inspection that occurred after the alleged second violation, the notation is "cleared by owner".

The Appeal should be Granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 21, 2022 11:00 COUNCIL DISTRICT: FS 41
NAME: HADEN,DONALD D CO TR R AND D HADEN TRUST AND DIXON,DONALD
D JR
MAILING ADDRESS: 7945 LULU GLEN DR
LOS ANGELES CA 90046 USA
SITUS ADDRESS: 8017 ROTHDELL TRL
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5569031012** / INVOICE NO: BN220002790

SUBSTANCE OF PROTEST

Appellant claimed they did not know what brush to clear.

DEPARTMENT INFORMATION

First Inspection performed on: June 16, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 08:30 COUNCIL DISTRICT: FS 97
NAME: TORREYSON HOLDINGS LLC
MAILING ADDRESS: 1 INDIAN HILL
SAINT LOUIS MO 63124
SITUS ADDRESS: 7860 TORREYSON DR
LOS ANGELES CA 90046
ASSESSOR'S ID NO: **5570016007** / INVOICE NO: BN220002794

SUBSTANCE OF PROTEST

Appellant claimed property was cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 3, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 10:00 COUNCIL DISTRICT: FS 27
NAME: PHENIX CARLOS P AND JESS P
MAILING ADDRESS: 2037 HOLLY HILL TERRACE
LOS ANGELES CA 90068
SITUS ADDRESS: 2037 HOLLY HILL TER
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5575004001** / INVOICE NO: BN220002820

SUBSTANCE OF PROTEST

Appellant says only the first and second Notices of Noncompliance were received, not the notice of inspection season. Appellant had confusion as to what to do and could not log on to the Fire Department website to figure it out. Appellant ultimately figured out the cause of violation and performed brush clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Notices of Noncompliance were issued in June 2021 and August 2021 because of the fire hazard. The Fire Inspector photographed the hazardous conditions existing at the time of violations, to wit, multiple dead palm fronds attached to the Appellant's palm tree. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant claims he did not know what was expected of him because he had difficulty accessing the Inspector's photos. However, in the first Notice of Noncompliance, the Inspector checked the particularized box that says within it, "Remove all dead/dry undergrowth and material within trees and shrubs". This statement was supplemented with an extra added notation, "Remove dead palm fronds". The Appellant states that, since some dead palm fronds had fallen and had been gathered from the ground that he believed that was what the Inspector was referring to. But, this ignores the "within trees" language in the checked box. The Appellant says he later looked at the Fire Code and concluded that the removal of dead palm fronds is required. Yet, even after Appellant cleared up his misunderstanding, it took him four months to remove the dead palm fronds. Ignorance of the law is not an excuse. Palm trees with dead palm fronds become a dangerous torch that sends off hot embers in all directions when ablaze.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 27
NAME: ISRAEL LEVY
MAILING ADDRESS: 4091 BAKMAN AVE
NORTH HOLLYWOOD CA 91602
SITUS ADDRESS: 6540 BELLA VISTA WAY
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5575004019** / INVOICE NO: BN220002822

SUBSTANCE OF PROTEST

Appellant states they've never received a notice of noncompliance before. Appellant states they were out of the country for a few months and hired a contractor to do the work but they did not do it correctly. It took some time to find another contractor at a reasonable price as they are experiencing some financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: April 24, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 10:30 COUNCIL DISTRICT: FS 27
NAME: 1930 WHITLEY LLC
MAILING ADDRESS: PO BOX 480425
LOS ANGELES CA 90048 USA
SITUS ADDRESS: 1930 WHITLEY AVE
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5575005005** / INVOICE NO: BN220002823

SUBSTANCE OF PROTEST

Appellant says brush clearance including palm trees was completed in July 2021. Appellant failed inspections in June 2021 and August 2021. Appellant admits receiving both the first and second Notices of Noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed.

The Fire Department showed due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Notices of noncompliance were issued in June 2021 and August 2021 because of the fire hazard. The Fire Inspector photographed the hazardous conditions existing at the time of violations, to wit, a palm tree with multiple dead palm fronds. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant claims they completed brush clearance including palm tree debris. But the photos from each inspection show a palm tree, located on the sidewalk, with dried and dead palm fronds. This fan palm had a beard of dead palm fronds that stretched all the way to the ground and was interlaced with vines and foliage, including dead foliage. In the first Notice of Noncompliance, the Inspector checked the particularized box that says "Remove all dead/dry undergrowth and material within trees and shrubs". This statement was supplemented with an extra added notation, "Remove Dead Palm Fronds." Given these directed advisements, it is unreasonable to claim that the Department was not specific enough.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 27
NAME: DUNCAN FOSTER INTERNATIONAL
MAILING ADDRESS: 848 S OXFORD AVENUE #103
LOS ANGELES CA 90005 USA
SITUS ADDRESS: 1916 WHITLEY AVE
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5575005009** / INVOICE NO: BN220002825

SUBSTANCE OF PROTEST

Appellant states that the property includes a building they manage and that the notices went to a resident of the building and that they didn't get notice until after they hired an arborist and contractor to remove a dead tree.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 27
NAME: HOWARD,JOEL T AND HEIDI A TRS HOWARD FAMILY TRUST
MAILING ADDRESS: 2315 LORENZO DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2315 LORENZO DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5577027014** / INVOICE NO: BN220002852

SUBSTANCE OF PROTEST

Appellant states they are unsure if they got a first notice and were delayed in opening the second notice due to the illness and subsequent death of their mother in law. Once they did open the second notice in December 2021, they hired a contractor to clear their hazards.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 27
NAME: JAMES M MOSELEY
MAILING ADDRESS: 390 REDWOOD DRIVE
PASADENA CA 91105 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5577030005** / INVOICE NO: BN220002854

SUBSTANCE OF PROTEST

Appellant states that they moved out of town due to COVID but hired a contractor in April to clear the brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 27
NAME: MITCH MOSELEY
MAILING ADDRESS: 250 N SAN RAFAEL AVENUE`
PASADENA CA 91105 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5577030006** / INVOICE NO: BN220002855

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear the brush as required at considerable expense.

DEPARTMENT INFORMATION

First Inspection performed on: June 2, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 27
NAME: MOSELEY JAMES M
MAILING ADDRESS: 250 N SAN RAFAEL AVE
PASADENA CA 91105
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5577030007** / INVOICE NO: BN220002856

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear the brush as required a considerable expense.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 11, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: LOAN FUNDING GROUP LLC
MAILING ADDRESS: 5500 HOLLYWOOD BLVD 4
LOS ANGELES CA 90028
SITUS ADDRESS: 3000 ARROWHEAD DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5577035037** / INVOICE NO: BN220002866

SUBSTANCE OF PROTEST

Appellant states they cleared their brush in August 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 09:00 COUNCIL DISTRICT: FS 76
NAME: MINNIE BROWN
MAILING ADDRESS: PO BOX 2469
LOS ANGELES CA 90078
SITUS ADDRESS: 3395 BLAIR DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5579010021** / INVOICE NO: BN220002871

SUBSTANCE OF PROTEST

Appellant believed property was cleared.

DEPARTMENT INFORMATION

First Inspection performed on: May 28, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: BARHAM GROUP LLC
MAILING ADDRESS: 15260 VENTURA BLVD 21ST FLOOR
SHERMAN OAKS CA 91403 United States
SITUS ADDRESS: 3406 N BARHAM BLVD
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5579021028** / INVOICE NO: BN220002873

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their brush in June 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 10, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: ALEMOZAFFAR,MEHRDAD TR MEHRDAD ALEMOZAFFAR TRUST
MAILING ADDRESS: 3345 TARECO DR
LOS ANGELES CA 90068
SITUS ADDRESS: 3345 TARECO DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5579030025** / INVOICE NO: BN220002875

SUBSTANCE OF PROTEST

Appellant states they are sorry for the initial delay but all brush has been cleared. This is their first home and they were unsure of the rules.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 76

NAME: POLPANTU, PLERNPIT

MAILING ADDRESS: 137 North LARCHMONT BLVD, PMB 185
LOS ANGELES CA 90004 USA

SITUS ADDRESS: N/A

ASSESSOR'S ID NO: **5579032001** / INVOICE NO: BN220002877

SUBSTANCE OF PROTEST

Appellant states they purchased the property in 2021 and received no notices.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;

therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

LAFD records show the notices went to the former property owner and the new property owners received no timely notices for 2021. Based on this information, it is recommended that the inspection fees be waived for 2021 and the appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 10:00 COUNCIL DISTRICT: FS 76
NAME: NATHAN LANG
MAILING ADDRESS: 7428 BELLAIRE AVE
NORTH HOLLYWOOD CA 91605
SITUS ADDRESS: 3205 TARECO DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5579035014** / INVOICE NO: BN220002879

SUBSTANCE OF PROTEST

Appellant claimed that property was cleared.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 9, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 76
NAME: MEEK, NEVA M AND
MAILING ADDRESS: 01906 LOST SPRING CT
LONGWOOD FL 32779 USA
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5579036016** / INVOICE NO: BN220002881

SUBSTANCE OF PROTEST

Appellant states they cleared their property within two days of receiving a notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: July 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: BLECHER, MARC H AND IRENE S
MAILING ADDRESS: 02812 PELHAM PL
LOS ANGELES CA 90068
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5580004011** / INVOICE NO: BN220002885

SUBSTANCE OF PROTEST

Appellant states they are being unfairly assessed as they hired a contractor to remove the hazards after both notices of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 11:00 COUNCIL DISTRICT: FS 82
NAME: ESFAHANI NASRIN AND DORIN
MAILING ADDRESS: 208 S RODEO DR
BEVERLY HILLS CA 90212
SITUS ADDRESS: 2574 CANYON DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5580021024** / INVOICE NO: BN220002894

SUBSTANCE OF PROTEST

Appellant denies getting any Notices of Noncompliance. It appears he is the new owner and the old owner is deceased. Likely the old owner never got the Notices because of sickness or death. Appellant provides proof that the property was acquired pursuant to an estate sale or transfer. The notarized document is provided.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Reverse the Assessment: It is recommended that the assessment be reversed.

Appellant claims not to have received the first and second Notices of Noncompliance in 2021. Although the Appellant claims that he acquired the deceased owner's property in October 2021, the notarized document shows a property transfer date of August 19, 2021 with the authorizing signature on August 27, 2021. However, the date of acquisition is after the second Notice of Noncompliance. This means the Department could not have notified Appellant in time to clear the brush before the second violation. In addition, the Department's second Notice of Noncompliance came back undeliverable, probably because the original owner was deceased. In an attempt to give notice, the Department researched an Oxnard address to mail notice to. However, the transfer document of the property uses the same Rodeo Drive address for Appellant that is listed on his Appeal document. Thus, the Appellant never got any notices because his mail address for notice is on Rodeo Drive. The Department has updated the notice address to reflect the Rodeo Drive location. The Appeal should be Granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: HANNA, STEVEN C TR STEVEN C HANNA TRUST
MAILING ADDRESS: 6174 MULHOLLAND HWY
LOS ANGELES CA 90068
SITUS ADDRESS: 6174 MULHOLLAND HWY
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5581020003** / INVOICE NO: BN220002905

SUBSTANCE OF PROTEST

Appellant states that they purchased the property in 2020 and hired a contractor on a continuing basis to remove hazards and clear brush and they contacted the LAFD for further clarification after receiving a second notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: August 19, 2021.

Second Inspection performed on: September 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: BERNARDY TIMOTHY J JR
MAILING ADDRESS: 3076 DURAND DR
LOS ANGELES CA 90068
SITUS ADDRESS: 3076 DURAND DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5582011004** / INVOICE NO: BN220002915

SUBSTANCE OF PROTEST

Appellant states they bought their property in January 2021 and this was their first brush clearance and that they hired someone to clear it for them after receiving notice of noncompliance. Appellant states that some of the area of noncompliance is not their property.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 16, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 13, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: DOUGLAS,STUART AND JENNIFER
MAILING ADDRESS: 6347 RODGERTON DR
LOS ANGELES CA 90068 USA
SITUS ADDRESS: 6347 W RODGERTON DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5582011008** / INVOICE NO: BN220002917

SUBSTANCE OF PROTEST

Appellant states they cleared their hazards after their first notice and were surprised to get a second notice indicating that more needed to be done as they would have done it before if the first notice had said so.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: SANG P SHIN
MAILING ADDRESS: 191 KAELELOI PL A
HONOLULU HI 96821
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5582018008** / INVOICE NO: BN220002921

SUBSTANCE OF PROTEST

Appellant states they hired a contractor and cleared the hazards after the first and second notices of noncompliance and that the second notice was in regards to fallen branches after the property was cleared after the first notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: SHARIAT FAR AND COLLEEN
MAILING ADDRESS: 15260 VENTURA BLVD STE 1040
SHERMAN OAKS CA 91403
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5582023013** / INVOICE NO: BN220002928

SUBSTANCE OF PROTEST

Appellant states they moved into their home in June 2021 and were not told by the previous owner of the brush clearance rules nor that their property had 3 separate APNs.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

LAFD records show the notices went to the previous owner's address which denied Appellants due process. Evidence was provided regarding the transfer of property and Appellant's efforts to contact LAFD. For these reasons, it is recommended that the appeal be granted.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: BEHNAM, BLAKE AND HALEY TRS BEHNAM FAMILY TRUST
MAILING ADDRESS: 2932 LEDGEWOOD DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2932 LEDGEWOOD DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5583010003** / INVOICE NO: BN220002931

SUBSTANCE OF PROTEST

Appellant states they cleared the brush as required but failed to turn in the \$33 for inspection.

DEPARTMENT INFORMATION

First Inspection performed on: June 14, 2021.

Second Inspection performed on: August 19, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: ALEKSICH,ZORAN AND DANIELA
MAILING ADDRESS: 16720 FIRMONA AVE
LAWNDALE CA 90260
SITUS ADDRESS: 3015 HOLLYRIDGE DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5583017013** / INVOICE NO: BN220002933

SUBSTANCE OF PROTEST

Appellant states they received no notices and that they hired contractors to help clear the brush in late May 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 20, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 11:30 COUNCIL DISTRICT: FS 82
NAME: HALLINAN,EDA G
MAILING ADDRESS: 2593 01-Feb N BEACHWOOD DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2593 N BEACHWOOD DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5585007021** / INVOICE NO: BN220002942

SUBSTANCE OF PROTEST

Appellant admits to receiving the first and second Notices of Noncompliance in June and August 2021. However, the Appellant claims that, "...I received the Notice to Comply without any specifics...". Appellant claims her confusion as to what was required for compliance caused the delay and, once Appellant understood, her gardener performed clearance in September 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 13, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Notices of Noncompliance were issued in June 2021 and August 2021 because of the fire hazard. The Fire Inspector photographed the hazardous conditions existing at the time of violations, to wit, a palm tree with multiple dead palm fronds. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant claims that Appellant did not know what was expected. However, in the first Notice of Noncompliance, the Inspector checked the particularized box that says within it, "Remove all dead/dry undergrowth and material within trees and shrubs". This statement was supplemented with an extra added notation, "Dry palm fronds need to be removed from palm tree." Given the notation, it is unreasonable to claim that the Department was not specific enough. In addition, the photos on the VMS website, which is offered to the public and listed on the Notices, show specifically the palm tree and dead fronds. The Department notice was explicit and reasonable. Ignorance of the law is not an excuse. Palm trees with dead palm fronds become a dangerous torch that sends off hot embers in all directions when ablaze. This is why removal of dead fronds is required.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 10:30 COUNCIL DISTRICT: FS 82
NAME: GOLDSTEIN, DAVID TR GOLDSTEIN TRUST
MAILING ADDRESS: 03400 COAST VIEW DR
MALIBU CA 90265
SITUS ADDRESS: 2259 N GOWER ST
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5585023011** / INVOICE NO: BN220002950

SUBSTANCE OF PROTEST

Appellant claimed they cleared property.

DEPARTMENT INFORMATION

First Inspection performed on: June 7, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: HAMER KYLE
MAILING ADDRESS: 2103 ALCYONA DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2103 ALCYONA DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5586001018** / INVOICE NO: BN220002954

SUBSTANCE OF PROTEST

Appellant states they hired a contractor and cleared their brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 3, 2021.

Second Inspection performed on: August 17, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Thanks Kathy, I don't foresee the city doing anything with future mask mandates, but as far as the school goes, that's entirely up to your separately elected school board and what the County requires of them. For better or worse, we have no authority on that issue...

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: YANG SHUQING AND MAIOLIHUA C/O FRANCIS JI CHANG LIHUA C/O
FRANCIS JI CHANG YANG
MAILING ADDRESS: 319 W SHIAWASSEE ST
LANSING MI 48933
SITUS ADDRESS: 2146 BEACHWOOD TER
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5586011011** / INVOICE NO: BN220002956

SUBSTANCE OF PROTEST

Appellant states that they purchased the property in September 2021 and received no notices.

DEPARTMENT INFORMATION

First Inspection performed on: April 20, 2021.

Second Inspection performed on: August 23, 2021.

Property was found to be in non-compliance upon second inspection;

therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. No proof of purchase was provided. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: STANSFIELD,CLAIRE
MAILING ADDRESS: 05691 HILL OAK DR
LOS ANGELES CA 90068
SITUS ADDRESS: 5671 W HILL OAK DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5587003013** / INVOICE NO: BN220002962

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to clear their brush which was completed in September 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: PHYLLIS K AARONSON
MAILING ADDRESS: 2201 W LIVE OAK DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2201 W LIVE OAK DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5587006025** / INVOICE NO: BN220002967

SUBSTANCE OF PROTEST

Appellant states that they cleared their brush in June 2021 and stated they received a second notice of noncompliance and stated they would like to know if it is in compliance now.

DEPARTMENT INFORMATION

First Inspection performed on: May 4, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: BRANDENSTEIN,AUGUST J TR TOOTH HURTY TRUST
MAILING ADDRESS: 10990 WILSHIRE BLVD 8TH FL
LOS ANGELES CA 90024
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5587007026** / INVOICE NO: BN220002968

SUBSTANCE OF PROTEST

Appellant states they cleared their brush in September 2021 and provided a receipt for the work.

DEPARTMENT INFORMATION

First Inspection performed on: June 1, 2021.

Second Inspection performed on: August 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: JOHNSON, TAMARA M AND LUKE
MAILING ADDRESS: 2038 MORGAN HILL DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2038 MORGAN HILL DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5587014017** / INVOICE NO: BN220002975

SUBSTANCE OF PROTEST

Appellant states they hired a contractor after their first notice to remove the brush and hazards and some may have grown back but they're in the process of renovating and will be replacing the current landscaping with something more drought tolerant.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: SHEA, MARINA TR MARINA SHEA TRUST
MAILING ADDRESS: 5667 TRYON RD
LOS ANGELES CA 90068
SITUS ADDRESS: 5667 TRYON RD
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5587021025** / INVOICE NO: BN220002977

SUBSTANCE OF PROTEST

Appellant states they hired a contractor and cleared their brush as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: ST ANDREWS PLACE LLC
MAILING ADDRESS: 1922 N ST ANDREWS PL
LOS ANGELES CA 90068
SITUS ADDRESS: 1922 N ST ANDREWS PL
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5587022008** / INVOICE NO: BN220002979

SUBSTANCE OF PROTEST

Appellant states they are unsure what the remaining hazard was and that if it was the tree in front of their house that it was not on their property and it was later removed by the city.

DEPARTMENT INFORMATION

First Inspection performed on: May 31, 2021.

Second Inspection performed on: August 24, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: KINKEN SAMUEL AND SUMMERTON EMMELINE
MAILING ADDRESS: 2328 BRONSON HILL DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2328 BRONSON HILL DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5587028002** / INVOICE NO: BN220002982

SUBSTANCE OF PROTEST

Appellant states that they cleared their brush and that the LAFD inspector confused Appellant's neighbor's uncleared property as belonging to Appellant. Appellant would like to clear this up.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 82
NAME: ADAM WEISS
MAILING ADDRESS: 2348 BRONSON HILL DR
LOS ANGELES CA 90068
SITUS ADDRESS: 2348 BRONSON HILL DR
LOS ANGELES CA 90068
ASSESSOR'S ID NO: **5587028019** / INVOICE NO: BN220002983

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and that they have had their contractors clear their brush without any notices of noncompliance for 26 years and that some of the hazards were from a neighbor's tree.

DEPARTMENT INFORMATION

First Inspection performed on: June 11, 2021.

Second Inspection performed on: August 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 29, 2022 08:00 COUNCIL DISTRICT: FS 35
NAME: ELATTAR, OSAMAH AND SOHEIR TRS O A AND S K ELATTAR TRUST
MAILING ADDRESS: 2241 CHESWIC LN
LOS ANGELES CA 90027
SITUS ADDRESS: 2241 CHESWIC LN
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5588008001** / INVOICE NO: BN220002986

SUBSTANCE OF PROTEST

Appellant states they hired someone to remove their hazards the same month they received a notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: June 29, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 35
NAME: KANTARJIAN,HARRY AND MARY TRS KANTARJIAN TRUST AND
KANTARJIAN,T T KANTARJIAN TRUST
MAILING ADDRESS: PO BOX 27904
LOS ANGELES CA 90027 USA
SITUS ADDRESS: 2251 CHESWIC LN
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5588009021** / INVOICE NO: BN220002987

SUBSTANCE OF PROTEST

Appellant states they never received the first notice and that they hired a landscaper to remove their hazards as they always have and that two members of their family suffered medical crisis. Appellant also stated their husband is a Korean War veteran.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 35
NAME: BARSEGHIAN, HARRY AND ALVARO TRS BARSEGHIAN FAMILY TRUST
AND BARSEGHIAN, A TR YERANIK TRUST
MAILING ADDRESS: 4826 BONVUE AVE
LOS ANGELES CA 90027
SITUS ADDRESS: 4462 DUNDEE DR
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5588032024** / INVOICE NO: BN220002992

SUBSTANCE OF PROTEST

Appellant states they cleared their property in October 2021 and it was cleared as required after the compliance date.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: August 25, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the reinspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 11:00 COUNCIL DISTRICT: FS 56
NAME: BREITENGROSS,CHARMAINE
MAILING ADDRESS: 02241 BEN LOMOND DR
LOS ANGELES CA 90027
SITUS ADDRESS: 2241 BEN LOMOND DR
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5591006013** / INVOICE NO: BN220002994

SUBSTANCE OF PROTEST

Appellant claims brush was cleared in July 2021. However, this was after the first and second Notices of Noncompliance in May and June 2021. The Appellant appears to think that brush clearance does not include trees.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: June 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the Assessment: It is recommended that the assessment for noncompliance set forth in the notice be confirmed. The Fire Department showed due process was afforded to the Appellant because all notices were sent as legally required. No mail was returned.

The record shows the Fire Inspector inspected the property and found hazardous vegetation that by reason of proximity to a structure constituted a fire hazard. Notices of Noncompliance were issued in May 2021 and June 2021 because of the fire hazard. The Fire Inspector photographed the hazardous conditions existing at the time of violations, to wit, the branches and leaves of Appellant's large tree arching over Appellant's house within 5 feet of the roof and within 10 feet of a chimney. The failed inspections represent an ongoing danger to the community. A property owner must perform brush clearance to safeguard the community and comply with the law.

Appellant appears to be surprised that brush clearance includes trees, essentially arguing that Appellant did not know what was expected. However, in the first and second Notices of Noncompliance, the Inspector checked the particularized box regarding tree limbs in proximity to a roof and chimney. And then added a special notation that says:
"ROOF CLEARANCE You must have a 5-foot vertical clearance between roof top and all trees, branches and vegetation. CHIMNEY CLEARANCE. Please keep all vegetation ten-feet from chimney outlet.". Thus, the Department was specific enough and provided sufficient notice.

Each Notice of Noncompliance incurs an assessment. The Total Assessment is calculated properly and the reasons for the Noncompliance have been stated. Therefore, the assessment is proper and should be enforced.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: September 30, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: BURANA CHOW FAMILY TRUST
MAILING ADDRESS: 2233 BEN LOMOND DR
LOS ANGELES CA 90027
SITUS ADDRESS: 2233 BEN LOMOND DR
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5591006014** / INVOICE NO: BN220002995

SUBSTANCE OF PROTEST

Appellant states that the notices were sent to his father who is two years deceased and he lives with his mother at the property now and they had the brush cleared after receiving the first notice.

DEPARTMENT INFORMATION

First Inspection performed on: May 19, 2021.

Second Inspection performed on: June 21, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Brush clearance is a year-round responsibility. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Notices are sent to the contact address listed with the County Assessor and property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: RONGO GROUP INC
MAILING ADDRESS: 1034 BECKETT CT
ANAHEIM HILLS CA 92808 USA
SITUS ADDRESS: 3763 PRESTWICK DR
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5592012034** / INVOICE NO: BN220003003

SUBSTANCE OF PROTEST

Appellant states they hired a contractor to remove all brush every three months as required.

DEPARTMENT INFORMATION

First Inspection performed on: May 21, 2021.

Second Inspection performed on: August 31, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: CHAD H GRIFFIN
MAILING ADDRESS: 9171 WILSHIRE BLVD 400
BEVERLY HILLS CA 90210
SITUS ADDRESS: 4041 WOKING WAY
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5592013040** / INVOICE NO: BN220003004

SUBSTANCE OF PROTEST

Appellant states that the property is occupied by a tenant and that Appellant received no notices and that the tenant is responsible for all gardening issues. Appellant does not know how the property passed inspection in October 2021 when they did not hire anyone to clear the property during that time.

DEPARTMENT INFORMATION

First Inspection performed on: May 17, 2021.

Second Inspection performed on: June 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: BRAEBURN LLC
MAILING ADDRESS: 11271 FOSTER RD
LOS ALAMITOS CA 90720 USA
SITUS ADDRESS: VACANT LOT NORTH OF 3775 N AMESBURY ROAD
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5592015006** / INVOICE NO: BN220003006

SUBSTANCE OF PROTEST

Appellant states that they paid the previous penalty and that their property was cleared after inspection in October 2021 and that they cleared their property in May 2021.

DEPARTMENT INFORMATION

First Inspection performed on: May 17, 2021.

Second Inspection performed on: June 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 56
NAME: RICHARD MARIN
MAILING ADDRESS: 4064 WOKING WAY
LOS ANGELES CA 90027
SITUS ADDRESS: 4064 WOKING WAY
LOS ANGELES CA 90027
ASSESSOR'S ID NO: **5592020027** / INVOICE NO: BN220003008

SUBSTANCE OF PROTEST

Appellant states they cleared their brush and after receiving their first notice of noncompliance they called LAFD for clarification but it took several tries and by that time they received their second notice of noncompliance.

DEPARTMENT INFORMATION

First Inspection performed on: May 17, 2021.

Second Inspection performed on: June 22, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 42
NAME: BARRETO EMIDGIA C
MAILING ADDRESS: 7243 SHIRLEY AVE UNIT 24
RESEDA CA 91335
SITUS ADDRESS: 5487 N MAEMURRAY DR
LOS ANGELES CA 90041
ASSESSOR'S ID NO: **5669008006** / INVOICE NO: BN220003011

SUBSTANCE OF PROTEST

Appellant states that they hired a company to clear the property and that they did it as required.

DEPARTMENT INFORMATION

First Inspection performed on: June 6, 2021.

Second Inspection performed on: July 26, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 42
NAME: MORIN, ARMAND C AND SANDRA L
MAILING ADDRESS: 00430 SAN MIGUEL CIR
PORT HUENEME CA 93041
SITUS ADDRESS: 5201 LA RODA AVE
LOS ANGELES CA 90041
ASSESSOR'S ID NO: **5669022015** / INVOICE NO: BN220003012

SUBSTANCE OF PROTEST

Appellant states their unreliable son lives at the property and told them the brush clearance was taken care of and that they hired a contractor to remove some branches after finding out their son apparently didn't take care of it.

DEPARTMENT INFORMATION

First Inspection performed on: August 17, 2021.

Second Inspection performed on: November 23, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: MORODAK MEAS
MAILING ADDRESS: 2841 PALMER DR
LOS ANGELES CA 90065
SITUS ADDRESS: 2841 PALMER DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5683018011** / INVOICE NO: BN220003018

SUBSTANCE OF PROTEST

Appellant states they did not receive a first notice of noncompliance and that it took them some time to find a contractor to remove all hazards due to COVID but that they did in August 2021.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: July 26, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 20, 2022 11:30 COUNCIL DISTRICT: FS 42
NAME: COHEN, ADAM J CO TR CODDINGTON COHEN TRUST
MAILING ADDRESS: 2740 WAWONA PL
LOS ANGELES CA 90065
SITUS ADDRESS: 2740 WAWONA PL
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5683020014** / INVOICE NO: BN220003020

SUBSTANCE OF PROTEST

Appellant states that the notices were vague and that they have kept their property clear for years and did not know a certain section of a hillside was their property and that it was difficult to access the LAFD website. Appellant also claims financial hardship.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: July 26, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 27, 2022 12:30 COUNCIL DISTRICT: FS 55
NAME: PAJA,WILLIAM
MAILING ADDRESS: 0 PO BOX 741008
LOS ANGELES CA 90004
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5684008024** / INVOICE NO: BN220003024

SUBSTANCE OF PROTEST

Appellant says brush clearance was performed before the second inspection. However, the Inspector found bagged brush on the property. Appellant was able to dispose of the bags a few days later.

DEPARTMENT INFORMATION

First Inspection performed on: June 10, 2021.

Second Inspection performed on: July 27, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Reverse the Assessment: It is recommended that the assessment be reversed.

Appellant received the first Notice of Noncompliance in June 2021. Before the second Notice of Noncompliance, Appellant cleared the brush and bagged it. However, Appellant's pickup truck broke down and he had to borrow one. Appellant dumped the bags a few days after the second Notice of Noncompliance. In the law, there is a term "substantial compliance". The Inspector's own photos show that Appellant cleared the brush and bagged it in black contractor bags for disposal. Homeowners often bag refuse and put it at the curb for some days waiting for pickup. Appellant's disposal occurred within this reasonable time frame. The Hearing Officer does not fault the Inspector for being exacting. Inspectors are protecting the community. However, based upon Appellant's conduct of clearance and bagging, the Appellant substantially complied and, thereafter, followed through shortly with disposal of the trash bags. This case ends with a notation of "Cleared by Owner". That is what the Department ultimately desires and Appellant's efforts at clearance were essentially complete when the Inspector showed up. The Appellant's appeal is reasonable. The Appeal should be Granted and the Assessment Reversed.

Total assessment due is **\$0.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: May 11, 2022 12:00 COUNCIL DISTRICT: FS 55
NAME: SOTOMAYOR, RODOLFO AND MARY TRS R AND M SOTOMAYOR TRUST
MAILING ADDRESS: 4902 COLLIS AVE
SOUTH PASADENA CA 91030
SITUS ADDRESS: N/A
ASSESSOR'S ID NO: **5684019022** / INVOICE NO: BN220003027

SUBSTANCE OF PROTEST

Appellant claimed property was cleared timely.

DEPARTMENT INFORMATION

First Inspection performed on: June 9, 2021.

Second Inspection performed on: July 26, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

Confirm the assessment for the Non-compliance fee as set forth in the notice. At the time of reinspection, the Fire Inspector deemed the brush clearance work had not been completed.

The Fire Inspector made all appearances, mailed and posted all notices as legally required, giving the Appellant due process.

When the Fire Inspector examined the property for re-inspection the property was still in non-compliance. The assessment fee automatically attached

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: August 1, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: VILLARREAL,JOHN G AND BERGNER,JANET D
MAILING ADDRESS: 2611 SAXON DR
LOS ANGELES CA 90065
SITUS ADDRESS: 2611 SAXON DR
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5684024020** / INVOICE NO: BN220003028

SUBSTANCE OF PROTEST

Appellant states that the hillside is not their property or responsibility.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. At the time of reinspection, the Fire Inspector deemed the work incomplete for the year 2021. Dated and geo-located photos in the record show that hazards were present, and the property was in violation at the time of reinspection. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. If a change of ownership has occurred, the responsibility for any fees accrues to the owner of record at the time the fee is assessed and any failure of disclosure is an issue between the buyer and seller of the property. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

2021 NONCOMPLIANCE INSPECTION FEE
WRITTEN APPEALS

HEARING DATE: June 15, 2022 08:00 COUNCIL DISTRICT: FS 55
NAME: ALI IMRAAN A AND MOCHIZUKI AKI S
MAILING ADDRESS: 2640 RANGE RD
LOS ANGELES CA 90065
SITUS ADDRESS: 2640 RANGE RD
LOS ANGELES CA 90065
ASSESSOR'S ID NO: **5684036026** / INVOICE NO: BN220003031

SUBSTANCE OF PROTEST

Appellant states that they hired their usual contractor to clear the brush and after their first notice of noncompliance they attempted to contact LAFD to better understand what still needed to be done but never got a clear answer and so they hired another contractor to do further clearance.

DEPARTMENT INFORMATION

First Inspection performed on: June 8, 2021.

Second Inspection performed on: August 14, 2021.

Property was found to be in non-compliance upon second inspection;
therefore, the **\$668.00** Non-compliance inspection fee is assessed.

PROPOSED DECISION AND RECOMMENDATION

It is recommended that the assessment for the noncompliance fee as set forth in the notice be confirmed. At the time of re-inspection, the Fire Inspector deemed the work incomplete. The record includes photos taken by the Fire Inspector at the time of reinspection showing the violation.

Appellant's evidence submitted with the appeal was insufficient to dismiss the assessment. Dated and geo-located photos in the record show the hazards were present at the time of reinspection for the year 2021. The assessed fee is not a penalty for failing to do the work, it is for the cost of the inspections, which automatically attaches when the re-inspection showed the work to be incomplete. Property owners can view their property conditions via the website below.

The record shows that the Fire Inspector made all appearances, mailed and posted notices as legally required, affording Appellant due process. The duty to clear the property remains even when the property is sold or transferred. Issues of disclosure are between the seller and buyer. Property owners are responsible for notifying the County Assessor of any change of address for notices. The County Assessor's property deed map information was used to determine the property boundaries subject to inspection and can be found at zimas.lacity.org. Property owners are responsible for knowing their property boundaries. Fire inspection photos are geo-tagged to the parcel APN.

To avoid future penalties, it is strongly recommended that property owners sign up to view the fire inspections status of their property condition at vms3.lafd.org.

Total assessment due is **\$668.00**

**BOARD OF FIRE
COMMISSIONERS**

JIMMIE WOODS-GRAY
PRESIDENT

JIMMY H. HARA, M.D.
VICE PRESIDENT

CORINNE TAPIA BABCOCK
DELIA IBARRA
ROY HARVEY

LETICIA GOMEZ
COMMISSION EXECUTIVE ASSISTANT II

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

FIRE DEPARTMENT

KRISTIN M. CROWLEY
FIRE CHIEF

BRUSH CLEARANCE UNIT

6262 VAN NUYS BOULEVARD
ROOM 451
VAN NUYS, CA 91401

(800) 994-4444
FAX: (818) 778-4911

[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

ATTACHMENT 2

October 24, 2022

Dear Property Owner:

As President of the Los Angeles Board of Fire Commissioners, I am writing to inform you of the decision regarding your written appeal of the Non-compliance Inspection Fee assessed toward your property for the 2021 Brush Clearance Season. Due to the volume of Non-compliance Inspection Fee written appeals that were received by my office, the task of reviewing each appeal became a very time-consuming job; I thank you for your patience.

Los Angeles Municipal Code, Section 57.03.05, provides the Board of Fire Commissioners the authority to review the Non-compliance Inspection Fee Written Appeals. The Code also provides that the determination by the Board of Fire Commissioners shall be final.

The Hearing Officer assigned to your appeal has completed a thorough review of your written appeal and the Los Angeles Fire Department records concerning your property. Based on the Hearing Officer's recommendation, the Los Angeles Board of Fire Commissioners has determined that your Non-compliance Inspection Fee Written Appeal has been granted.

Thank you for your courtesy and patience throughout the appeal process, and please remember that brush clearance is a year-round responsibility.

Very truly yours,

Jimmie Woods-Gray, President
Board of Fire Commissioners

Attachment

**BOARD OF FIRE
COMMISSIONERS**

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MAYOR

FIRE DEPARTMENT

KRISTIN M. CROWLEY
FIRE CHIEF

BRUSH CLEARANCE UNIT

6262 VAN NUYS BOULEVARD
ROOM 451
VAN NUYS, CA 91401

(800) 994-4444
FAX: (818) 778-4911

HTTP://WWW.LAFD.ORG

ATTACHMENT 3

October 24, 2022

Dear Property Owner:

On behalf of the Los Angeles Board of Fire Commissioners, I am writing to inform you of the decision regarding your written appeal of the non-compliance fee assessed on your property for the 2021 Brush Clearance Season.

The Los Angeles Municipal Code, Section 57.104.12, authorizes the Board of Fire Commissioners or their representative to review the Non-compliance Inspection Fee Written Appeals. The Municipal Code also stipulates that the determination by the Board is final.

The Hearing Officer assigned to your appeal has completed a thorough review of the documentation that you provided and the Los Angeles Fire Department's records concerning your property. Based on the Hearing Officer's recommendation, the Los Angeles Board of Fire Commissioners has determined that your Non-compliance Inspection Fee Written Appeal is denied.

Questions regarding this letter may be directed to the Accounting Services Section by telephone at 213-978-3424 or by email at lafd.brushacctg@lacity.org. Thank you for your courtesy and patience throughout the appeal process. Please remember that brush clearance is a year-round responsibility.

Very truly yours,

Jimmie Woods-Gray, President
Board of Fire Commissioners

Attachment