

CITY OF LOS ANGELES

Los Angeles
Housing Department



Karen Bass, Mayor

Code Enforcement Division
1910 Sunset Blvd., Suite 300
Los Angeles, CA 90026
Tel: (213) 252-2800

Date: September 22, 2025
Case ID: 952912
APN: 5544025035

NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **5552 W HOLLYWOOD BLVD**. An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **10/29/2025**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **Monday, November 3, 2025** between **10:15 AM** and **12:15 PM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code.

If you have any questions or concerns regarding this notice/order/inspection, please feel free to contact us at the email/phone numbers provided below. Inspectors are best reachable by phone on weekdays from 7 to 9 am. *Si tiene preguntas, por favor contáctenos como se indica al final de esta notificación.*

Inspector: Jeffrey Bull	Email: jeffrey.bull@lacity.org	Inspector Phone: (213) 721-5814
Office Address: 1910 Sunset Blvd Suite #300 Los Angeles, CA 90026	Office Phone: (213) 252-2800	

Issuing Inspector:
Jeffrey Bull

Proof of Mailing -- On 9/22/2025 the signee mailed a copy of this notice by First-Class Mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

MAINTENANCE

Failure to maintain the existing building, structure, premises, or portion thereof in a safe and sanitary condition, in good repair, free from graffiti, trash, debris, rubbish, overgrown vegetation, or similar material. Sections 91.2.401.6, 91.8104, 91.8104.15, 91.8104.16 of the L.A.M.C.

COMMON, Note: REPAIR DAMAGED PLASTER IN HOT TUB IN APPROVED MANNER
5550 W HOLLYWOOD BLVD

Failure to maintain windows, doors, cabinets, and frames operable, clean and sanitary and in good repair. Sections 91.2.401.6, 91.8104, 91.8014.5.1 of the L.A.M.C.

GARAGE, Note: GARAGE GATE IS NOT FUNCTIONING
5550 W HOLLYWOOD BLVD

Failure to maintain plaster/drywall walls/ceilings in a smooth and sanitary condition. Sections 91.2.401.6, 91.8104.4 of the L.A.M.C.

COMMON, Note: REPAIR ANY AREAS WHERE INSULATION IS EXPOSED THROUGHOUT MULTIPLE STAIRWELLS
5550 W HOLLYWOOD BLVD

Inspector Name Jeffrey Bull
Office Location 1910 Sunset Blvd
Suite #300
Los Angeles, CA 90026
Survey Date 9/19/2025

WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.

For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.

YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.

PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.gov/your-government/government-information/city-charter-rules-and-codes>

FAILURE TO COMPLY WARNING:

You may be scheduled for a General Manager's hearing and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than 1,000.00 and/ or six months imprisonment per LAMC section 11.00 (m).

LEAD HAZARD WARNING:

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: A taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

SUBSTANDARD RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUBSTANDARD):

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (Health and Safety Code section 17985).

RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Section 162.00. et. Seq. LAMC).

RETALIATION:

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

INSPECTION AND PENALTY FEES:

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

APPEALS:

There is an appeal procedure established in this city whereby the Housing Department have the authority to hear and decide appeals of inspection fees and cited zoning code violations, upon payment of a \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeals of orders concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of a \$150 appeal processing fee, provided such appeals are filed before the expiration of the compliance date specified in the order or within 15 calendar days of service of the challenged decision or determination (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of the appeal form, visit any of the Department's public counters or <https://housing.lacity.gov/rental-property-owners/inspections-and-fees>.

To obtain more information on appeals, refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:
<https://www.lacity.org/government/popular-information/city-charter-rules-and-codes>.

CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.12 NOTICE (IF APPLICABLE):

The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP):

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$225.00. (Section 154.02, et seq. LAMC.)

HISTORICAL PRESERVATION:

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

RELOCATION INFORMATION:

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant (s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per California Health and Safety Code Section 17975.5.

COMPLIANCE:

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

Los Angeles Housing Department Inspection Report

Inspection Date and Time: 11/3/2025 10:15:00 AM

APN: 5544025035

Address: 5552 W HOLLYWOOD BLVD

Case# 952912

Inspector Name: Jeffrey Bull

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
5550 W HOLLYWOOD BLVD	COMMON	INTER-WALLS/CEILING		REPAIR ANY AREAS WHERE INSULATION IS EXPOSED THROUGHOUT MULTIPLE STAIRWELLS	LOW
	COMMON	PREMISES MAINTENANCE		REPAIR DAMAGED PLASTER IN HOT TUB IN APPROVED MANNER	LOW
	GARAGE	WINDOW/DOOR MAINT		GARAGE GATE IS NOT FUNCTIONING	LOW

Los Angeles Housing Department Severity Level Basis

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

Violation	Violation Description	Basis for Severity Level	Severity Level
INTER-WALLS/CEILING	Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling	Defective wall/ceiling covering creates a minimally untenable situation and could diminish weather protection. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
PREMISES MAINTENANCE	Premises not maintained in a safe and sanitary condition	Unabated graffiti, trash, debris, rubbish, and overgrown vegetation is a possible health hazard and creates visual blight. Although this type of violation reduces habitability and may cause injury, it is unlikely to be life-threatening.	LOW
WINDOW/DOOR MAINT	Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanitary	Failure to maintain windows, doors, cabinets, and frames in operable, clean, and sanitary conditions is a possible health hazard and creates a minimally untenable condition. Although this type of violation reduces habitability and may be unhealthful it is unlikely to be life-threatening.	LOW