



COUNTY OF LOS ANGELES

PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
4801 E. 3RD STREET
LOS ANGELES, CA 90022
Telephone: (323) 881-7030

IN REPLY PLEASE
REFER TO FILE:

B-2

September 24, 2025

Hunter Mountain LLC
15909 Fellowship Street
La Puente, CA 91744

Dear Hunter Mountain LLC,

SUBJECT PROPERTY: 3226 CITY TERRACE DRIVE, LOS ANGELES
Assessor's ID Number: 5231-017-012

By notice(s) dated 07/08/2025, you were notified that violations of the Los Angeles County Building Code, Title 26 (LACBC), were found to exist on the subject property and were directed to obtain all required permits, inspections, and approvals to correct these violations and bring the property into compliance with the referenced provisions of the LACBC.

You were also notified that a "Notice of Violation" (NOV) may be recorded by the building official, at any time after the date of the notice(s), with the County Recorder's Office, declaring that the property is in violation of the LACBC. As of the date of this notice our records indicate that the violation(s) have not been corrected.

Accordingly, pursuant to Section 103.4 of the LACBC, please be advised that the building official has recorded with the County Recorder's Office a NOV (see attached) listing the violations(s) that continue to exist on the subject property.

Please be further advised that, pursuant to Section 103.5 and Table 1-F of the LACBC, the costs described in the attached "Notice of Cost" are hereby charged to you and are immediately due and payable.

Any further information may be obtained by contacting **Jose Kircher at (323) 881-7030 Ext. 7011 or email JKircher@pw.lacounty.gov.**

Very truly yours,

Leticia Torres
Senior Building Engineering Inspector



COUNTY OF LOS ANGELES

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4801 E. 3RD STREET
LOS ANGELES, CA 90022
Telephone: (323) 881-7030

IN REPLY PLEASE
REFER TO FILE:

B-2

NOTICE OF COST

September 24, 2025

Hunter Mountain LLC
15909 Fellowship Street
La Puente, CA 91744

Dear Hunter Mountain LLC,

3226 CITY TERRACE DRIVE
Assessor's ID#: 5231-017-012

The following itemized costs were incurred by the building official for code enforcement actions taken in connection with violations of the Los Angeles County Building Code (LACBC) Title 26 that exists on the subject property.

Processing 45 Day Letter	\$639.80
Code Enforcement Billing	\$188.80
Processing a Notice of Violation	\$508.60
Incurred costs to date	\$1,337.20

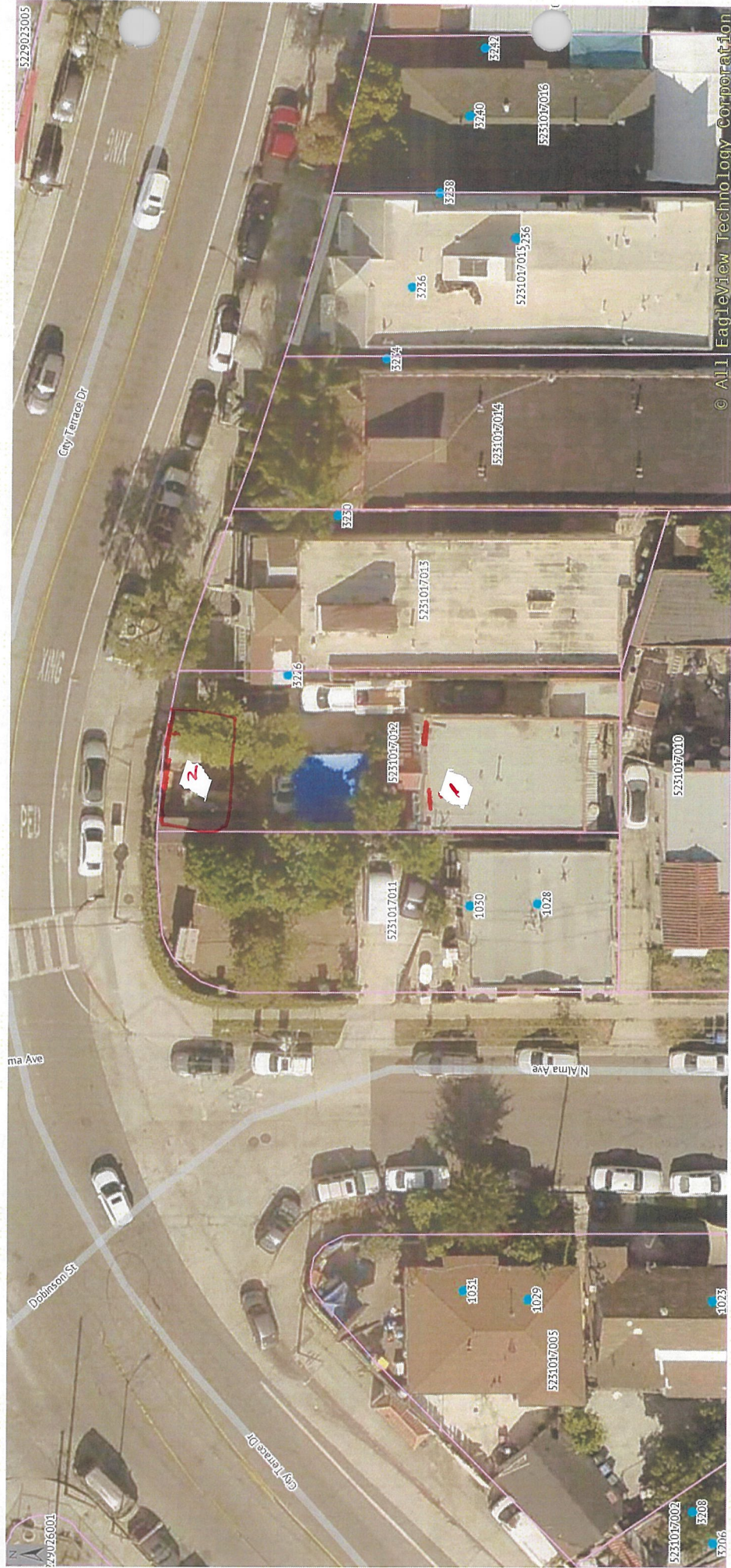
These costs are immediately due. Please make your check payable to the Los Angeles County Public Works. Return one copy of this statement with your remittance to the office listed above.

Additionally, once the building official determines that permit(s) has been obtained and the code violations corrected, a charge of **\$437.50**, will be imposed for the rescission of the NOV. All fees are based on the current fee schedule, Table 10F of the LACBC and are subject to adjustment each fiscal year beginning (July 1).

Very truly yours,

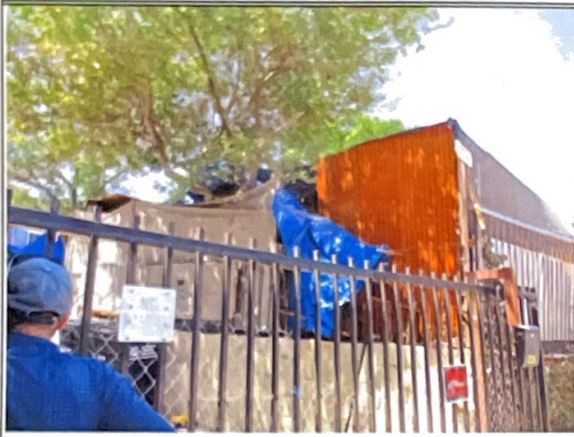
Leticia Torres
Senior Building Engineering Inspector

1. Window change avot
2. Structure on northside of property
3226 City Terrace 5231-017-012



06/09/2024

JOB PHOTO SHEET



Structure on northside of property



Window change out



Window change out

This page is part of your document - DO NOT DISCARD



20250455971



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/08/25 AT 01:45PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	0.00



LEADSHEET



202507080110042

00025631128



015400641

SEQ:
05

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

NOV 07-08-25

E682264

RECORDING REQUESTED BY AND MAIL TO
COUNTY OF LOS ANGELES
PUBLIC WORKS
BUILDING AND SAFETY DIVISION
PROPERTY REHABILITATION, 3RD FLOOR
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

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NOTICE OF BUILDING CODE VIOLATION

Los Angeles County Building code, Title 26, Section 103.4

Notice is hereby given that the property described below is in violation of Title 26 of the Los Angeles County Code (Building Code):

LEGAL DESCRIPTION

TRACT # 5750 LOT 7 BLK 12
Property Address: **3226 CITY TERRACE DRIVE, LOS ANGELES**
Assessor ID Number: **5231-017-012**
Owner: **HUNTER MOUNTAIN LLC**

The Nature of the violation(s) is/are as follows:

LACBC Section 106.1 Building(s), structure(s), addition(s), alteration(s) constructed, repaired, replaced or demolished to the dwelling without the benefit of permits or inspections. Window change out, structure on northside of property.

Further information pertaining to this notice may be obtained by contacting the Headquarters Office of the Los Angeles County Department of Public Works, Building and Safety Division at 626-458-3193 or by emailing bsdnovinquiry@pw.lacounty.gov

COUNTY OF LOS ANGELES
PUBLIC WORKS

DATE July 08, 2025

BY 
LETICIA TORRES
Senior Building Engineering Inspector

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On July 08, 2025 before me, **NANCY Y. LARA**, Deputy County Clerk of the County of Los Angeles, personally appeared **Leticia Torres, Senior Building Engineering Inspector**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Nancy Y. Lara Deputy County Clerk



Case Number: BENF2025004239

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20250692150



Pages:
0002

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/07/25 AT 01:08PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	0.00



LEADSHEET



202510070150041

00025885981



015562797

SEQ:
01

SECURE - Daily - Time Sensitive



THIS FORM IS NOT TO BE DUPLICATED

DECL 10-06-25

E635543

RECORDING REQUESTED BY AND MAIL TO
COUNTY OF LOS ANGELES
PUBLIC WORKS
BUILDING AND SAFETY DIVISION
PROPERTY REHABILITATION, 3RD FLOOR
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803

Space above this line for Recorder's use

DECLARATION OF SUBSTANDARD PROPERTY

Notice is hereby given that pursuant to the provisions of Section 9915 of Los Angeles County, the property described below has been inspected and found to be substandard, as defined in Section 9905 of the above ordinance and the owner has been or will be so notified.

This document will be terminated only when the Building Official finds that the public nuisance has been abated and either that such abatement has been accomplished at no cost to the County, or that any such costs have been repaid to the County, or that such costs have been placed upon the tax rolls as a special assessment pursuant to Section 25845 of the Government Code. Detailed information may be obtained by contacting the Building Official, Building and Safety Division, Property Rehabilitation Section.

LEGAL DESCRIPTION

TRACT # 5750 LOT 7 BLK 12

Property Address: 3226 EAST CITY TERRACE DRIVE, LOS ANGELES

Assessor ID NUMBER: 5231-017-012

Owner: MOUNTAIN HUNTER LLC

COUNTY OF LOS ANGELES
PUBLIC WORKS

BY Leticia Torres
LETICIA TORRES
Senior Building Engineering Inspector

DATE September 24, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On September 24, 2025 before me, **NANCY Y. LARA**, Deputy County Clerk of the County of Los Angeles, personally appeared **Leticia Torres, Senior Building Engineering Inspector**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature N. Lara
Nancy Y. Lara Deputy County Clerk



Case Number: REHAB2025003757