

Mission Statement

To improve the quality of life through innovative and resourceful physical and environmental planning, balancing individual rights and community needs.

How do I file a complaint?

A. Contact us using any of the following:

1. County Hotline: Dial 2-1-1
2. Email:
zoningenforcement@planning.lacounty.gov
3. Fax: (213) 217-5108
4. Phone: (213) 974-6453 or (213) 974-6483
5. Mail:
Attn: Zoning Enforcement
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

B. Provide the following information:

1. Exact location of the problem:
 - Street address and house number
 - If no address, describe the location, such as "northwest corner of First and Main Streets"
 - The Assessor's Parcel Number (APN)
2. Specific complaint or nuisance and when the violations occur
3. Your name and contact information (this information is just for us and is kept confidential). Requests for investigations may be made anonymously
4. Any additional information that will aid in the investigation

If you suspect fraud or wrongdoing by a County employee, please report to the County Fraud Hotline at 1-800-544-6861 or www.lacountyfraud.org
You may remain anonymous.

How to report other issues?

- * To report overgrown or dead vegetation on private property, call the Property Rehabilitation Section of Building and Safety at (626) 458-3173
- * To report illegal dumping, call (888) 253-2652
- * For the removal of graffiti, call the Graffiti Hotline at (800) 675-4357
- * To report recreational vehicles, boats, and inoperable vehicles parked on public streets over 72 hours, call your local Highway Patrol or Sheriff's Station
- * To report barking or dangerous dogs, dead or stray animals, and cruelty or inhumane treatment of animals, call your local Animal Care and Control Office



IMPORTANT NUMBERS

Emergency.....911
County Hotline.....211

REGIONAL PLANNING

General Questions.....213-974-6411
Fax.....213-626-0434
Email.....zoningldcc@planning.lacounty.gov
TDD.....213-617-2292

OTHER COUNTY DEPARTMENTS

Assessor's Office.....888-807-2111
Business License.....213-974-2011
Public Health Department.....213-240-8289
Public Works.....626-458-5100



Zoning Enforcement

Services for Los Angeles County Unincorporated Area Communities

Every citizen has a responsibility to keep residential neighborhoods clean and attractive. This brochure highlights some of the property maintenance provisions of the planning and zoning code. It will help you recognize potential zoning violations and what you can do to preserve property values and the quality of your neighborhood.

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>

Common Zoning Violations

The Los Angeles County Department of Regional Planning, Zoning Enforcement Section, is responsible for enforcing the planning and zoning code throughout the unincorporated area of Los Angeles County. This brochure is an effort to enhance the cooperation between Zoning Enforcement and the citizens of Los Angeles County.

Property Use

Garage Conversions

Single family residences located on a lot of less than one acre are required to maintain a garage or carport. It is a violation, as well as dangerous, to convert either your garage or carport into living space without approval from the Department of Regional Planning.



Duplexes and Triplexes

The conversion of a single family residence into multiple units may not be permitted if the property is not zoned for two-family or multi-family units. Unauthorized conversions typically eliminate access through a single family home by sealing existing doors or hallways to create multiple units.

Home Based Businesses

Home based businesses are permitted when they are subordinate and secondary to the home as an accessory use in a residential neighborhood. The following are not permitted:

- * Operating any part of a home occupation in an accessory structure intended for parking
- * Displaying business signs
- * Having more than one non-resident employee

Junk and Salvage

Storing old and secondhand materials irrelevant to the land use is not permitted. This includes junk, trash, auto parts, appliances, furniture, building materials, landscaping material, used tires, etc.



Yard Sales and Garage Sales

Only two personal property sales, each lasting up to 3 consecutive days, are allowed in any 12-month period. The following are not permitted:

- * Selling new items or items bought for resale
- * Conducting sale between 6:00 p.m. and 7:00 a.m.



Vehicles

Inoperable Vehicle Storage

Inoperable vehicles are prohibited on private properties of residential uses. Signs of violations include flat tires, debris accumulation around vehicle, expired tags, or if the vehicle is partially dismantled.



Parking of Vehicles in Yards

Vehicles cannot be parked in the required front yard and portions of the side yard setback areas. Commercial vehicles cannot be parked or stored anywhere on residential or agricultural properties. Only passenger vehicles and pickup trucks can be parked and stored on driveways. The following are not permitted to be parked on driveways:

- * Boats, commercial vehicles, motor homes, recreational vehicles, travel trailers, and utility trailers

This is a partial list of some common zoning violations. For more information, please visit our website at <http://planning.lacounty.gov>

If you have a specific question regarding a possible zoning violation, please call (213) 974-6453 or (213) 974-6483.

If you need reasonable accommodations or materials in an alternative format, please contact the ADA Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days advance notice.

What happens when I file a complaint?

Complaints with an immediate health or safety hazard will be investigated promptly, in the order that they are received. If the complaint is valid, we are required to issue a notice of violation to the owner(s) or tenant(s) to give them an opportunity to correct the violation(s). If they do not correct the violation(s), the Department will continue with enforcement to obtain compliance. This may include the filing of a civil or criminal case. The enforcement process generally takes between thirty (30) and one hundred and twenty (120) days, depending on the nature of the violation(s). A cooperative owner may reduce the timeframe to fifteen (15) days or less.

Factors that Affect the Enforcement Process

It may appear that nothing is happening immediately after you report a violation. The enforcement process takes time because:

- * The inspector must personally visit the property and conduct necessary research
- * Property owners must be located and notified
- * Adequate time must be given to property owners to comply. Extensions may be granted
- * A violation may not exist per County code
- * Referrals to other agencies may be required
- * The inspector may not be able to access the property