

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES

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DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

June 24, 2024

Council District: # 15

Honorable Council of the City of Los Angeles  
Room 395, City Hall

JOB ADDRESS: **10839 SOUTH WEIGAND AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6068-011-049**  
Re: Invoice #874597-8

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **10839 South Weigand Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on September 29, 2022, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Ana Mae Yutan

Chief, LADBS Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

## ***Property Title Report***

**Work Order No. T17898**  
**Dated as of: 04/11/2024**

**Prepared for:** City of Los Angeles

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 6068-011-049**

**Property Address:** 10839 S WEIGAND AVE      **City:** Los Angeles      **County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** CINDY MAGANA SANCHEZ AND CHRISTIAN ALEXIS BONILLA

**Grantor :** LAWRENCE ROBBINS

**Deed Date :** 03/23/2021

**Recorded :** 06/15/2021

**Instr No. :** 21-0943221

**MAILING ADDRESS:** CINDY MAGANA SANCHEZ AND CHRISTIAN ALEXIS BONILLA  
10839 WEIGAND AVE, LOS ANGELES, CA 90059-1447

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number:** 22 **Block:** 3 **Tract No:** 5331 **Brief Description:** TR=5331 LOT 22 BLK 3

### **MORTGAGES/LIENS**

**Type of Document:** ASSIGNMENT OF DEED OF TRUST

**Recording Date:** 09/29/2021

**Document #:** 21-1483499

**Loan Amount:** \$549,857

**Lender Name:** CALIBER HOME LOANS INC.

**Borrowers Name:** CINDY MAGANA SANCHEZ AND CHRISTIAN ALEXIS BONILLA

**MAILING ADDRESS:** CALIBER HOME LOANS INC.  
13801 WIRELESS WAY OKLAHOMA CITY, OK 73134

This page is part of your document - DO NOT DISCARD



**20210943221**



Pages:  
0002

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

06/15/21 AT 08:00AM

FEES:	22.00
TAXES:	3,136.00
OTHER:	0.00
<hr/>	
PAID:	3,158.00



LEADSHEET



202106151120002

00020667077



012326277

SEQ:  
03

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

CA0310-21007644

RECORDING REQUESTED BY: 2PH  
Stewart Title Company  
WHEN RECORDED MAIL RECORDED DEED  
AND TAX STATEMENTS TO:  
Cindy Magana Sanchez  
Christian Alexis Bonilla  
10839 Weigand Avenue  
Los Angeles, CA 90059

TITLE ORDER NO: 310-21007041-38

ASSESSOR'S PARCEL NO.: 6068-011-049

ESCROW NO.: 2694-LV

### GRANT DEED

The Undersigned Grantor(s) Declares that Documentary transfer tax is \$ 616.00 and CITY TAX IS \$2,520.00

(x) computed on full value of property conveyed, OR

( ) computed on the full value less liens of encumbrances remaining at the time of sale

( ) unincorporated area; (X) City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:

**Lawrence Robbins, an unmarried man**

hereby GRANT(S) to **Cindy Magana Sanchez and Christian Alexis Bonilla, wife and husband as joint tenants.**

The following real property in the City of Los Angeles, County of LOS ANGELES, State of California:  
described as: Lot 22 In Block 3 Of Tract No. 5331, In The City Of Los Angeles, County Of Los Angeles,  
State Of California, As Per Map Recorded In Book 57 Page 46 Of Maps, In The Office Of The County  
Recorder Of Said County.

More commonly known as: 10839 Weigand Avenue, Los Angeles, CA 90059

Date: March 23, 2021

Lawrence Robbins  
Lawrence Robbins

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 June 9, 2021 before me, Joshua A. Minchaca, a notary public, Personally appeared

Lawrence Robbins

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 Joshua A. Minchaca



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

This page is part of your document - DO NOT DISCARD



**20211483499**



Pages:  
0002

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

09/29/21 AT 01:42PM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



202109291010272

00021242240



012707891

SEQ:  
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

9720340786-CRS

Loan Number: 9720340786  
Recording Requested by:  
Caliber Home Loans, Inc.

When Recorded Mail to:  
Caliber Home Loans Inc.  
13801 Wireless Way  
Oklahoma City, OK 73134

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST


MIN: 100820997203407864  
MERS Phone: 1-888-679-6377

FOR VALUE RECEIVED, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, hereby assigns and transfers to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, all of its right, title and interest in and to a certain deed of trust executed by Cindy Magana Sanchez and Christian Alexis Bonilla; Wife and Husband as Joint Tenants Trustor(s), and naming Stewart Title of California, Inc. as original Trustee and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, the original Beneficiary(ies), and bearing the date of the 09th day of June, 2021 and recorded on the 15th day of June, 2021 in the office of the Recorder of Los Angeles County, State of California in Instrument 20210943222.

This Assignment is for the purpose of providing record notice of the Mortgage Identification Number (MIN) that was either omitted or incorrect on a prior Deed of Trust or Assignment. The correct MIN is 100820997203407864 and the Mortgage Electronic Registration Systems, Inc. telephone number to call for information when using this MIN is 888-679-6377.

Signed on the 23rd day of September, 2021

Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns

By:   
Edwin Otzoy, Assistant Secretary

STATE OF Oklahoma                    )  
COUNTY OF Oklahoma               ) ss.

On 09/23/2021 before me, the undersigned, a Notary Public, personally appeared Edwin Otzoy personally known to me (or 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.

WITNESS my hand and official seal.

  
Notary: Stephanie Burdick

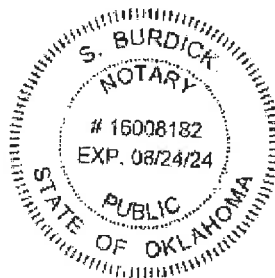


EXHIBIT B

ASSIGNED INSPECTOR: PAUL BECKER  
JOB ADDRESS: 10839 SOUTH WEIGAND AVENUE, LOS ANGELES, CA  
ASSESSOR PARCEL NO. (APN): 6068-011-049

Date: June 24, 2024

Last Full Title: 04/11/2024

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- |  |                            |
|--|----------------------------|
| 1) CINDY MAGANA SANCHEZ AND CHRISTIAN ALEXIS BONILLA<br>10839 WEIGAND AVENUE<br>LOS ANGELES, CA 90059-1447 | CAPACITY: OWNER            |
| 2) CALIBER HOME LOANS INC.<br>13801 WIRELESS WAY<br>OKLAHOMA CITY, OK 73134                                | CAPACITY: INTERESTED PARTY |

**Property Detail Report****For Property Located At :****10839 WEIGAND AVE, LOS ANGELES, CA 90059-1447**

RealQuest

**Owner Information**

Owner Name: **SANCHEZ CINDY M/BONILLA CHRISTIAN A**  
 Mailing Address: **10839 WEIGAND AVE, LOS ANGELES CA 90059-1447 C044**  
 Vesting Codes: **//**

**Location Information**

Legal Description:	<b>TR=5331 LOT 22 BLK 3</b>	APN:	<b>6068-011-049</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2430.02 / 2</b>	Subdivision:	<b>5331</b>
Township-Range-Sect:		Map Reference:	<b>/</b>
Legal Book/Page:	<b>57-46</b>	Tract #:	<b>5331</b>
Legal Lot:	<b>22</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>3</b>	School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	Munic/Township:	<b>LOS ANGELES</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date: **/**  
 Sale Price:  
 Document #:

Deed Type:  
 1st Mtg Document #:

**Last Market Sale Information**

Recording/Sale Date:	<b>06/15/2021 / 03/23/2021</b>	1st Mtg Amount/Type:	<b>\$549,857 / FHA</b>
Sale Price:	<b>\$560,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>943222</b>
Document #:	<b>943221</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$245.61</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>STEWART TITLE/CA</b>		
Lender:	<b>CALIBER HM LOANS INC</b>		
Seller Name:	<b>ROBBINS LAWRENCE</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>05/02/2014 / 04/25/2014</b>	Prior Lender:	<b>MOVEMENT MTG LLC</b>
Prior Sale Price:	<b>\$255,000</b>	Prior 1st Mtg Amt/Type:	<b>\$250,381 / FHA</b>
Prior Doc Number:	<b>461196</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

**Property Characteristics**

Gross Area:		Parking Type:		Construction:
Living Area:	<b>2,280</b>	Garage Area:		Heat Type:
Tot Adj Area:		Garage Capacity:		Exterior wall:
Above Grade:		Parking Spaces:		Porch Type:
Total Rooms:		Basement Area:		Patio Type:
Bedrooms:	<b>6</b>	Finish Bsmnt Area:		Pool:
Bath(F/H):	<b>4 /</b>	Basement Type:		Air Cond:
Year Built / Eff:	<b>2006 / 2006</b>	Roof Type:		Style:
Fireplace:	<b>/</b>	Foundation:		Quality:
# of Stories:		Roof Material:		Condition:
Other Improvements:				

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.07</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>3,126</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

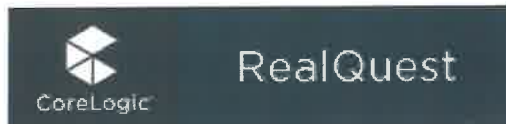


**Tax Information**

Total Value:	\$582,624	Assessed Year:	2023	Property Tax:	\$7,550.27
Land Value:	\$312,120	Improved %:	46%	Tax Area:	461
Improvement Value:	\$270,504	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$582,624				

## Comparable Sales Report

For Property Located At



**10839 WEIGAND AVE, LOS ANGELES, CA 90059-1447**

No records found.

# EXHIBIT D

ASSIGNED INSPECTOR: PAUL BECKER

Date: June 24, 2024

JOB ADDRESS: 10839 SOUTH AVENUE STREET, LOS ANGELES, CA

ASSESSOR PARCEL NO. (APN): 6068-011-049

CASE NO.: 956984

ORDER NO.: A-5811722

EFFECTIVE DATE OF ORDER TO COMPLY: September 29, 2022

COMPLIANCE EXPECTED DATE: October 29, 2022

DATE COMPLIANCE OBTAINED: November 18, 2022

.....

## LIST OF IDENTIFIED CODE VIOLATIONS

### (ORDER TO COMPLY)

#### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5811722

101062720233194459

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JAVIER NUNEZ  
PRESIDENT

ELVIN W. MOON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
LAUREL GILLETTE  
GEORGE HOVAGUIMIAN

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

SANCHEZ, CINDY M & BONILLA, CHRISTIAN A  
10839 S WEIGAND AVE  
LOS ANGELES, CA 90059

CASE #: 956984

ORDER #: A-5811722

EFFECTIVE DATE: September 29, 2022

COMPLIANCE DATE: October 29, 2022

OWNER OF

SITE ADDRESS: 10839 S WEIGAND AVE

ASSESSORS PARCEL NO.: 6068-011-049

ZONE: R1; One-Family Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.21A.1. (a) of the L.A.M.C.

Location: 1st and 2nd floors.

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.



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

Comments: The 2-story single-family dwelling was converted to a 2-story duplex without plans, permits, inspections, and approvals.

**2. The approximate 19'x 60' remodel of the 2-story single-family dwelling to a 19'x 60' 2-story duplex was/is constructed without the required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1. (a) of the L.A.M.C.

Location: Entire 2-story structure.

Comments: There is unpermitted separate unit(s) on each floor.

**3. Electrical work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1. (a) of the L.A.M.C.

Location: 2nd floor.

Comments: Work in the 2nd kitchen was done without permit.

**4. Plumbing work has been done without the required permits and approvals.**

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1. (a) of the L.A.M.C.

Location: 2nd floor.

Comments: Work in the 2nd kitchen was done without permit.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**NON-COMPLIANCE FEE WARNING:**

**YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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.



**CODE ENFORCEMENT BUREAU**  
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[www.ladbs.org](http://www.ladbs.org)

**PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**INVESTIGATION FEE REQUIRED:**

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

**NOTE:**

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, apply before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.  
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (310)732-4533.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: September 16, 2022

KEITH EDGHILL  
638 S. BEACON ST #216  
LOS ANGELES, CA 90731  
(310)732-4533  
[Keith.Edghill@lacity.org](mailto:Keith.Edghill@lacity.org)



REVIEWED BY

1

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.



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