

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES

CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
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

November 22, 2024

Council District: # 15

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

JOB ADDRESS: **9422 SOUTH HOLMES AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6048-033-008**  
Re: Invoice #841894-6

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: **9422 South Holmes 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 July 8, 2021, 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
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 386.16</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 **\$386.16** 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 **\$386.16** 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

Lien confirmed by  
City Council on:

 ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T18060**  
**Dated as of: 05/22/2024**

**Prepared for: City of Los Angeles**

### ***SCHEDULE A***

*(Reported Property Information)*

**APN #: 6048-033-008**

**Property Address: 9422 S HOLMES AVE**

**City: Los Angeles**

**County: Los Angeles**

### **VESTING INFORMATION**

**Type of Document: GRANT DEED**

**Grantee: DAVID AHDOOT**

**Grantor: DANIEL G. STUBBS TRUSTEE OF THE MANDY PATTERSON FAMILY TRUST**

**Deed Date : 07/11/2007**

**Recorded : 08/16/2007**

**Instr No. : 07-1921343**

**MAILING ADDRESS: DAVID AHDOOT**

**225 E 9TH ST # 270, LOS ANGELES, CA 90015-1702**

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

**Lot Number: 56 Subdivision Name: STEGE HOME TRACT Brief Description: STEGE HOME TRACT  
LOT 56**

### **MORTGAGES/LIENS**

**We find no Open Mortgages/Deeds of Trust of Record.**

This page is part of your document - DO NOT DISCARD



**20071921343**

Pages:  
002



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

Fee 11 00  
Tax 1,909 60  
Other 0 00  
Total 1,920 60

08/16/07 AT 08:00AM

Title Company

**TITLE(S) : DEED**



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink

Number of AIN's Shown

RECORDING REQUESTED BY  
Chicago Title

AND WHEN RECORDED MAIL TO

Mr David Ahdoot  
112 W 9th Street #524  
Los Angeles, CA 90015

08:16:07



20071921343

Title Order No 606018629-H07

THIS SPACE FOR RECORDER S USE ONLY

Escrow No 025913-AA

## GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$375 10 CITY TRANSFER TAX \$1,534 50** (44)

[X] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale

[ ] Unincorporated area [X] City of Los Angeles AND

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

**Daniel G Stubbs, Trustee of the Mandy Patterson Family Trust dated September 8, 2003**

hereby GRANT(s) to

**David Ahdoot, a single man**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as  
Lot 56 of Tract No Stege Home Tract, in the City of Los Angeles, County of Los Angeles, State of California, as  
per Map recorded in Book 6, Page 139 of Maps, in the Office of the County Recorder of said County  
Also Known as 9422 Holmes Avenue, Los Angeles, CA 90002  
AP# 6048-033-008

DATED July 11, 2007

STATE OF CALIFORNIA

COUNTY OF ~~Los Angeles~~ **Los Angeles**

On **JULY 13, 2007**

Before me, **DAWN SUZUKI**

A Notary Public in and for said State, personally appeared

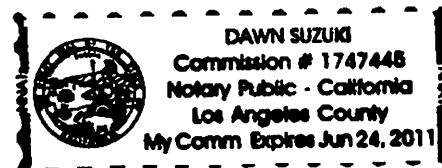
**DANIEL G. STUBBS**

Mandy Patterson Family Trust dated September 8,  
2003

BY

**Daniel G Stubbs, Trustee**

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



Signature

**[Signature]**

(This area for official notarial seal)

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

# EXHIBIT B

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: November 22, 2024

JOB ADDRESS: **9422 SOUTH HOLMES AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **6048-033-008**

Last Full Title: **05/22/2024**

Last Update to Title:

.....

## **LIST OF OWNERS AND INTERESTED PARTIES**

- 1) DAVID AHDOOT  
225 E 9<sup>TH</sup> STREET, SUITE #270  
LOS ANGELES, CA 90015-1702

CAPACITY: OWNER

**Property Detail Report**

For Property Located At :  
**9422 HOLMES AVE, LOS ANGELES, CA 90002-2443**



RealQuest

**Owner Information**

Owner Name: **AHDOOT DAVID**  
 Mailing Address: **225 E 9TH ST # 270, LOS ANGELES CA 90015-1702 C006**  
 Vesting Codes: **SM / /**

**Location Information**

Legal Description:	<b>STEGE HOME TRACT LOT 56</b>	APN:	<b>6048-033-008</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2422.01 / 2</b>	Subdivision:	<b>STEGE HOME</b>
Township-Range-Sect:		Map Reference:	<b>58-E3 /</b>
Legal Book/Page:		Tract #:	
Legal Lot:	<b>56</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		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:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

**Last Market Sale Information**

Recording/Sale Date:	<b>08/16/2007 / 07/11/2007</b>	1st Mtg Amount/Type:	<b>\$272,800 / CONV</b>
Sale Price:	<b>\$341,000</b>	1st Mtg Int. Rate/Type:	<b>8.83 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1921344</b>
Document #:	<b>1921343</b>	2nd Mtg Amount/Type:	<b>\$34,090 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ ADJ</b>
Transfer Document #:		Price Per SqFt:	<b>\$177.79</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>CHICAGO TITLE CO</b>		
Lender:	<b>WASHINGTON MUTUAL BK FA</b>		
Seller Name:	<b>PATTERSON MANDY FAM TRUST</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>/</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:		Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:			

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,918</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1923 / 1940</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1</b>	Roof Material:		Condition:	
Other Improvements:	<b>ADDITION</b>				

**Site Information**

Zoning:	<b>LAR2</b>	Acres:	<b>0.16</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>7,154</b>	Lot Width/Depth:	<b>50 x 143</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>1 /</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value: \$547,915  
Land Value: \$403,997  
Improvement Value: \$143,918  
Total Taxable Value: \$547,915

Assessed Year: 2023  
Improved %: 26%  
Tax Year: 2023

Property Tax: \$7,148.20  
Tax Area: 460  
Tax Exemption:

# EXHIBIT D

ASSIGNED INSPECTOR: **CLAUDIO MORENO**

Date: November 22, 2024

JOB ADDRESS: **9422 SOUTH HOLMES AVENUE, LOS ANGELES, CA**

ASSESSOR PARCEL NO. (APN): **6048-033-008**

CASE NO.: **910459**

ORDER NO.: **A-5526846**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 8, 2021**

COMPLIANCE EXPECTED DATE: **August 7, 2021**

DATE COMPLIANCE OBTAINED: **January 13, 2022**

.....

## **LIST OF IDENTIFIED CODE VIOLATIONS** **(ORDER TO COMPLY)**

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5526846



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

JAVIER NUNEZ  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

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

ORDER TO COMPLY

AHDOOT, DAVID  
225 E 9TH ST 270  
LOS ANGELES, CA 90015

The undersigned mailed this notice  
by regular mail, postage prepaid,  
to the addressee on this day.

JUL 08 2021

CASE #: 910459  
ORDER #: A-5526846  
EFFECTIVE DATE: July 08, 2021  
COMPLIANCE DATE: August 07, 2021

OWNER OF

SITE ADDRESS: 9422 S HOLMES AVE

ASSESSORS PARCEL NO.: 6048-033-008

ZONE: R2; Two Family Zone

To the address as shown on the  
last equalized assessment roll.  
Initiated by WV

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.

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

VIOLATION(S):

1. Unapproved Construction.

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

Code Section(s) in Violation: 91.8105, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a), 12.21A.4.(m), 12.05.A.16.(a) of the L.A.M.C.

Location: The rear yard: Discontinue the home occupation activities which are visible outside of the dwelling.

Comments: The approximate 14' x 16' metal framed and roofed structure to the rear of the garage was/is constructed without permits. Discontinue the use as a metal fabrication business and restore the garage to its permitted use for parking.

2. Use of "Industrial Homework" in conjunction with a home occupation.

You are therefore ordered to: Discontinue the use of "industrial homework" in conjunction with a home occupation.

Code Section(s) in Violation: 12.05A.16.(a)(17), 12.21A.1.(a) of the L.A.M.C.

Comments: Discontinue the use of the site as a metal fabrication business.

3. This use is prohibited as a home occupation.

You are therefore ordered to: Discontinue the home occupation which is prohibited.

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

1011214202341674448

Code Section(s) in Violation: 12.05A.16.(b), 12.21A.1.(a) of the L.A.M.C.

Location: Garage, rear yard, and driveway.

**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.

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.

**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.

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.

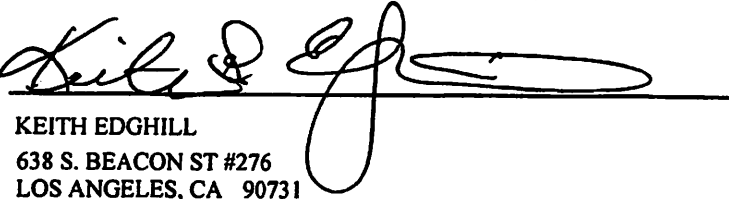


**CODE ENFORCEMENT BUREAU**  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)

1011214202341674448

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: June 24, 2021

KEITH EDGHILL  
638 S. BEACON ST #276  
LOS ANGELES, CA 90731  
(310)732-4533  
Keith.Edghill@lacity.org

  
REVIEWED BY

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](http://www.ladbs.org)