

# CITY OF LOS ANGELES

CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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



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SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

July 1, 2024

Council District: # 11

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

JOB ADDRESS: 11827 WEST JEFFERSON BOULEVARD, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 4220-005-051  
Re: Invoice #816233-5

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: **11827 West Jefferson Boulevard, 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 June 18, 2020, 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%)	483.84
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 920.40</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 **\$920.40** 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 **\$920.40** 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)

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**Property Title Report**

**Work Order No. T17909**  
**Dated as of: 04/11/2024**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
*(Reported Property Information)*

**APN #: 4220-005-051**

**Property Address: 11827 W JEFFERSON BLVD    City: Los Angeles    County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: INDIVIDUAL QUITCLAIM DEED**

**Grantee: NELLY BEATRIZ DIAZ**

**Grantor: CLELIA MEDINA PECORAN**

**Deed Date : 08/28/1986                      Recorded : 11/14/2003**

**Instr No. : 03-3440605**

**MAILING ADDRESS: NELLY BEATRIZ DIAZ**  
**2504 TIMBER RIDGE LN, FLOWER MOUND, TX 75028-7501**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot Number: 539 Tract No: 8539 Brief Description: TRACT # 8539 LOT 539**

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD

03 3440605

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
8:41 AM NOV 14 2003

TITLE(S) : DEED



FEE

FEE  
\$7  
1

D.T.T

88.00

360.00

NOTIFICATION SENT \$4

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of Parcels Shown

4220 - 005 - 051

001

THIS FORM NOT TO BE DUPLICATED

Los Angeles Ca. 90007

2

AND WHEN RECORDED MAIL TO

Nelly B. Diaz  
2516 Barry Ave.  
W. Los Angeles Ca. 90064

03 3440605

MAIL TAX STATEMENTS TO

Nelly B. Diaz  
2516 Barry Ave.  
W. Los Angeles Ca. 90064

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Quitclaim Deed

CAT. NO. NN00580  
TO 1922 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declared:

Documentary transfer tax is \$ 88<sup>00</sup> + 360<sup>00</sup>

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area:  City of Los Angeles, and

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

Clelia Medina Pescoran, a Single Woman

hereby REMISES, RELEASES AND QUITCLAIMS to

Nelly Beatriz Diaz, A Single Woman

the following described real property in the City Of Los Angeles  
County of Los Angeles, State of California:

Lot 539 Of Tract 8539, as per map recorded in Book 104 Pages 53  
to 55 Inclusive of Maps in the office of the county recorder of  
Said County.

Dated: August 28, 1986

*Clelia Medina Pescoran*  
CLELIA MEDINA PESCORAN

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } ss.

On August 28, 1986 before  
me, the undersigned, a Notary Public in and for said State,  
personally appeared Clelia Medina Pescoran

personally known to me or proved to me on the basis of sat-  
isfactory evidence to be the person whose name is  
subscribed to the within instrument and acknowledged  
that she executed the same.  
WITNESS my hand and official seal.

Signature Shirley M. Call



(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

# EXHIBIT B

ASSIGNED INSPECTOR: ANDREW BEELI

Date: July 1, 2024

JOB ADDRESS: 11827 WEST JEFFERSON BOULEVARD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4220-005-051

Last Full Title: 04/11/2024

Last Update to Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1) NELLY BEATRIZ DIAZ  
2504 TIMBER RIDGE LN.  
FLOWER MOUND, TX 75028-7501                      CAPACITY: OWNER

**Property Detail Report**

For Property Located At :

**11827 JEFFERSON BLVD, CULVER CITY, CA 90230-6309**

RealQuest

**Owner Information**

Owner Name: **DIAZ NELLY B**  
 Mailing Address: **2504 TIMBER RIDGE LN, FLOWER MOUND TX 75028-7501 R012 C/O JOANNE NELLY WOOD**  
 Vesting Codes: **SW //**

**Location Information**

Legal Description: **TRACT # 8539 LOT 539**  
 County: **LOS ANGELES, CA** APN: **4220-005-051**  
 Census Tract / Block: **2756.03 / 1** Alternate APN:  
 Township-Range-Sect:  Subdivision: **8539**  
 Legal Book/Page: **104-53** Map Reference: **50-B4 /**  
 Legal Lot: **539** Tract #: **8539**  
 Legal Block:  School District: **LOS ANGELES**  
 Market Area: **C28** School District Name: **LOS ANGELES**  
 Neighbor Code:  Munic/Township: **LOS ANGELES**

**Owner Transfer Information**

Recording/Sale Date: **/** Deed Type:  
 Sale Price:  1st Mtg Document #:  
 Document #:

**Last Market Sale Information**

Recording/Sale Date: **11/14/2003 / 08/28/1986** 1st Mtg Amount/Type: **/**  
 Sale Price: **\$80,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #:   
 Document #: **3440605** 2nd Mtg Amount/Type: **/**  
 Deed Type: **QUIT CLAIM DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #:  Price Per SqFt: **\$70.18**  
 New Construction:  Multi/Split Sale:  
 Title Company: **TICOR TITLE INSURANCE CO.**  
 Lender:   
 Seller Name: **PESCORAN CLELIA M**

**Prior Sale Information**

Prior Rec/Sale Date: **05/31/1983 /** Prior Lender:  
 Prior Sale Price: **\$82,000** Prior 1st Mtg Amt/Type: **\$52,000 / CONV**  
 Prior Doc Number: **603332** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics**

Gross Area: <b>1,140</b>	Parking Type:	Construction:
Living Area: <b>1,140</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>3</b>	Finish Bsmnt Area:	Pool:
Bath(F/H): <b>2 /</b>	Basement Type:	Air Cond: <b>YES</b>
Year Built / Eff: <b>1953 / 1953</b>	Roof Type:	Style:
Fireplace: <b>/</b>	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

**Site Information**

Zoning: <b>LAR3</b>	Acres: <b>0.06</b>	County Use: <b>DUPLEX (0200)</b>
Lot Area: <b>2,500</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:	\$156,285	Assessed Year:	2023	Property Tax:	\$2,050.27
Land Value:	\$82,426	Improved %:	47%	Tax Area:	67
Improvement Value:	\$73,859	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$156,285				

# EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: **July 1, 2024**

JOB ADDRESS: **11827 WEST JEFFERSON BOULEVARD, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4220-005-051**

CASE NO.: **898948**

ORDER NO.: **A-5318190**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 18, 2020**

COMPLIANCE EXPECTED DATE: **July 18, 2020**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5318190

10511062020103358

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

ORDER TO COMPLY AND NOTICE OF FEE

NELLY B. DIAZ  
2516 BARRY AVENUE  
LOS ANGELES, CA 90064

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

JUN 04 2020

CASE #: 898948  
ORDER #: A-5318190  
EFFECTIVE DATE: June 18, 2020  
COMPLIANCE DATE: July 18, 2020

OWNER OF  
SITE ADDRESS: 11827 W JEFFERSON BLVD

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

ASSESSORS PARCEL NO.: 4220-005-051  
ZONE: R3; Multiple Dwelling 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:

VIOLATION(S):

1. Rubbish, garbage, trash, debris and excessive storage on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash, debris and excessive storage from the premises.  
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Required front yard.

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

**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.

**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.

**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.

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 (213)978-4500.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :

*Marian Podpora*

Date: May 28, 2020

MARIAN PODPORA  
7166 W MANCHESTER AVENUE, #10A  
LOS ANGELES, CA 90045  
(213)978-4500  
marian.podpora@lacity.org

*[Signature]*  
REVIEWED BY

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