

BOARD OF
BUILDING AND SAFETY
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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

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
Grand Total	\$ 920.40


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

Property Title Report

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

Prepared for: City of Los Angeles

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

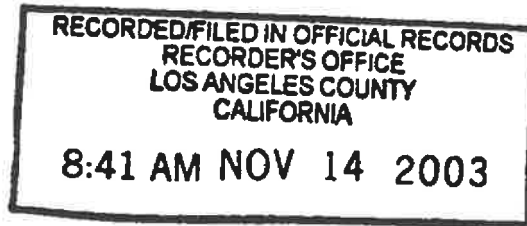
Lot Number: 539 **Tract No:** 8539 **Brief Description:** TRACT # 8539 LOT 539

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD

03 3440605



TITLE(S) : DEED



FEE



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. 90064

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) declare(s):

Documentary transfer tax is \$ 88 + 360

- (☒) 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: (X) 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. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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:

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

Owner Transfer Information

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

Deed Type:
 1st Mtg 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:	1,140	Parking Type:		Construction:	
Living Area:	1,140	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1953 / 1953	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.06	County Use:	DUPLEX (0200)
Lot Area:	2,500	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	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**

.....

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
Initialed 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 err 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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