

February 10, 2026

RE: Written Objection to Proposed Lien – Case No. 942527

Property Address: 6703 North Bellingham Avenue, Los Angeles, CA

APN: 2322-002-077

Proposed Lien Amount: \$4,082.39

Hearing Date: February 24, 2026

To Clerk of the Council,

I am submitting this written objection to the proposed lien in the amount of **\$4,082.39** referenced in the Notice of Hearing dated January 9, 2026.

This letter is submitted pursuant to the instructions provided in the Notice and is intended to formally object to the confirmation and recording of the proposed lien.

Basis for Objection

1. Lack of Prior Notice

This notice represents the **first time** I was made aware of the violation cited. I did not receive any prior notices, warnings, or orders regarding the alleged violation before receipt of this Notice of Hearing.

2. Change in Ownership Due to Death

I acquired the property on or around **September 11, 2025**, from my mother, **Carmen Opegez**, who passed away on **June 25, 2023**. During the time the original violation was issued, my mother was undergoing cancer treatment and was **not residing at the property**. She was staying with my sister in **Thousand Oaks, California**, and as a result, **no notices were received or addressed** at the subject property during that period.

3. Prompt Good-Faith Compliance Upon Notice

Immediately upon receiving the Notice of Hearing, I took prompt action to address the cited issue. The violation has since been **corrected**, and we are currently **awaiting a final inspection** by the Department of Building and Safety to confirm compliance.

4. Efforts to Obtain Fee Waiver and Lack of Response

My daughter was informed by Code Enforcement that, in order to request a **fee waiver**, we needed to contact **Jason Summers**, the supervisor of Inspector **Thomas Woods**.

My daughter made multiple documented attempts to contact Mr. Summers by both phone and email, without success, as follows:

- **Phone calls:** January 22, 2026; February 5, 2026; February 10, 2026
- **Emails:** January 28, 2026; February 2, 2026; February 5, 2026; February 10, 2026

Despite these repeated attempts, **no response was received**. We made every reasonable effort to follow the process provided to us to seek a fee waiver prior to this hearing.

5. Equity and Reasonableness of the Proposed Lien

Given the lack of prior notice, the change in ownership due to death, the prompt corrective action taken once notice was received, and the documented attempts to obtain a fee waiver without response, I respectfully object to the assessment and recording of the proposed lien in the amount stated. Imposing the full lien under these circumstances would be inequitable.

Request

I respectfully request that the City Council consider the facts outlined above and either:

- **Remove or waive the proposed lien, or**
- **Reduce the lien amount** to reflect the circumstances and good-faith efforts made to resolve the issue promptly.

Thank you for your time and consideration. I am available to provide additional documentation if needed and am prepared to appear at the hearing if required.

Respectfully,



Elizabeth Sarkisyan
Property Owner
6703 North Bellingham Avenue
Los Angeles, CA
Phone: 818-636-4831

Email: lizs1909@gmail.com