

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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KAREN BASS
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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

December 18, 2025

Council District: # 2

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

JOB ADDRESS: **6703 NORTH BELLINGHAM AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2322-002-077**
Re: Invoice #858428-9, 890035-3

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: **6703 North Bellingham 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

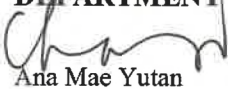
In addition, pursuant to Section 98.0421, the property owner was issued an order on February 15, 2022 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<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
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	495.83
Title Report fee	30.00
Grand Total	\$ 4,082.39

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 **\$4,082.39** 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 **\$4,082.39** 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: PATRICE LATTIMORE, 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. T18512
Dated as of: 08/22/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2322-002-077

Property Address: 6703 N BELLINGHAM AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED TO A TRUST

Grantee : CARMEN N. OPEGEZ-REYES AS TRUSTEE AND THE SUBSEQUENT TRUSTEES OF THE CARMEN N. OPEGEZ-REYES TRUST

Grantor : CARMEN N. OPEGEZ

Deed Date : 04/23/2023 Recorded : 05/12/2023

Instr No. : 23-0312552

**MAILING ADDRESS: CARMEN N. OPEGEZ-REYES AS TRUSTEE AND THE SUBSEQUENT TRUSTEES OF THE CARMEN N. OPEGEZ-REYES TRUST
6703 BELLINGHAM AVE, NORTH HOLLYWOOD, CA 91606-1407**

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 37 Tract No: 9044 Brief Description: TRACT # 9044 LOT 37

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20230312552



Pages:
0003

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

05/12/23 AT 01:16PM

FEES :	27.00
TAXES :	0.00
OTHER :	0.00
SB2 :	75.00
PAID :	<u>102.00</u>



LEADSHEET



202305122880035

00023433051



014066135

SEQ:
01

DAR - Mail (Intake)



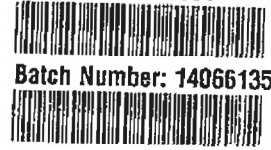
THIS FORM IS NOT TO BE DUPLICATED

PREPARED AND RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

MAIL TAX STATEMENTS TO:

CARMEN N. OPEGEZ-REYES, AS TRUSTEE
AND THE SUBSEQUENT TRUSTEES OF THE CARMEN
N. OPEGEZ-REYES TRUST DATED JUNE 22, 1999
6703 Bellingham Avenue
North Hollywood, California 91606

23433051



THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED TO A TRUST

The undersigned Grantors declare that this conveyance transfers
Grantors' interest to Grantors' Revocable Trust for ZERO consideration.
This transaction is exempt from the Documentary Transfer Tax pursuant to R & T Code §11930.
Documentary transfer tax is \$ NONE.

CARMEN N. OPEGEZ, a Unmarried Woman, the GRANTORS,

HEREBY GRANT TO

CARMEN N. OPEGEZ-REYES, AS TRUSTEE AND THE SUBSEQUENT TRUSTEES, OF THE
CARMEN N. OPEGEZ-REYES TRUST DATED JUNE 22, 1999, the GRANTEE,

The following described property in the City of North Hollywood, County of Los Angeles State of
California: Lot 37 of Tract 9044, in the City of North Hollywood, County of Los Angeles, California as
per map recorded in Book 147, Page(s) 12 and 13, Inclusive of the Maps in the Office of the County
Recorder of said County.

Address: 6703 Bellingham Ave, North Hollywood, California 91606
APN# 2322-002-077

****With this transfer, the CARMEN N. OPEGEZ-REYES, AS TRUSTEE AND THE
SUBSEQUENT TRUSTEES OF THE CARMEN N. OPEGEZ-REYES TRUST-DATED JUNE 22,
1999 will have a 100% interest in this property.****

Executed on 4/23/2023, in Los Angeles County, California.


CARMEN N. OPEGEZ

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 4/23/2023, before me, Hasmik McCleery, a Notary Public, personally appeared CARMEN N. OPEZEZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

Hasmik McCleery
Notary Public Signature

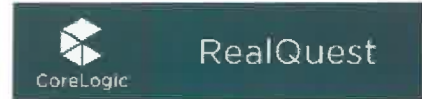


Notary Public Seal

Please send tax statements to the address as directed above

Property Detail Report

For Property Located At :

**6703 BELLINGHAM AVE, NORTH HOLLYWOOD, CA
91606-1407****Owner Information**

Owner Name: **OPEGEZ-REYES CARMEN N TRUST**
 Mailing Address: **6703 BELLINGHAM AVE, NORTH HOLLYWOOD CA 91606-1407 C023**
 Vesting Codes: **// PT**

Location Information

Legal Description:	TRACT # 9044 LOT 37	APN:	2322-002-077
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1233.01 / 2	Subdivision:	9044
Township-Range-Sect:		Map Reference:	16-C4 /
Legal Book/Page:	147-12	Tract #:	9044
Legal Lot:	37	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	NHO	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	08/21/2025 / 08/09/2025	Deed Type:	AFFIDAVIT
Sale Price:		1st Mtg Document #:	
Document #:	568917		

Last Market Sale Information

Recording/Sale Date:	10/13/1989 / 10/1989	1st Mtg Amount/Type:	\$124,000 / CONV
Sale Price:	\$155,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	1650302
Document #:	1650301	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$120.81
New Construction:		Multi/Split Sale:	
Title Company:	COMMONWEALTH TITLE CO		
Lender:	GREAT WSTRN BK FSB		
Seller Name:	VAUGHAN MYRON H		

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,283	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1941 / 1941	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: FENCE;FENCED YARD

Site Information

Zoning:	LAR1	Acres:	0.16	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,783	Lot Width/Depth:	50 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$279,538	Assessed Year:	2024	Property Tax:	\$3,635.25
Land Value:	\$235,549	Improved %:	16%	Tax Area:	8831
Improvement Value:	\$43,989	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$279,538				

Comparable Sales Report

For Property Located At



6703 BELLINGHAM AVE, NORTH HOLLYWOOD, CA 91606-1407

3 Comparable(s) Selected.

Report Date: 09/03/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$155,000	\$665,000	\$880,000	\$768,333
Bldg/Living Area	1,283	1,100	1,355	1,194
Price/Sqft	\$120.81	\$490.77	\$800.00	\$654.84
Year Built	1941	1942	1984	1956
Lot Area	6,783	5,427	6,121	5,692
Bedrooms	3	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$279,538	\$225,905	\$557,530	\$344,072
Distance From Subject	0.00	0.45	0.48	0.47

*= user supplied for search only

Comp #:1				Distance From Subject:0.45 (miles)	
Address:	7035 JON ALLAN DR, NORTH HOLLYWOOD, CA 91605-5671				
Owner Name:	NANDAKUMAR AKASH/IYER SRIVIDYA & NANDAKUMAR G				
Seller Name:	CARINGAL RICHARD B & VIRGIE L				
APN:	2321-002-050	Map Reference:	16-B4 /	Living Area:	1,128
County:	LOS ANGELES, CA	Census Tract:	1233.01	Total Rooms:	5
Subdivision:	35954	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/22/2025	Prior Rec Date:	04/03/1985	Bath(F/H):	2 /
Sale Date:	06/19/2025	Prior Sale Date:		Yr Built/Eff:	1984 / 1984
Sale Price:	\$760,000	Prior Sale Price:	\$125,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	491845	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$746,234	Lot Area:	6,121	Pool:	
Total Value:	\$248,780	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	2		Distance From Subject:	0.48 (miles)	
Address:	6447 WHITSETT AVE, NORTH HOLLYWOOD, CA 91606-2351				
Owner Name:	CHARYAN HRACHYA H				
Seller Name:	GINPILSON DIMITRY TRUST				
APN:	2325-017-011	Map Reference:	16-B5 /	Living Area:	1,355
County:	LOS ANGELES, CA	Census Tract:	1237.00	Total Rooms:	6
Subdivision:	13140	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/21/2025	Prior Rec Date:	02/23/2017	Bath(F/H):	1 /
Sale Date:	07/31/2025	Prior Sale Date:	01/30/2017	Yr Built/Eff:	1942 / 1943
Sale Price:	\$665,000	Prior Sale Price:	\$490,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	569436	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$200,000	Lot Area:	5,427	Pool:	
Total Value:	\$557,530	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:	3		Distance From Subject:	0.48 (miles)	
Address:	6548 BEEMAN AVE, NORTH HOLLYWOOD, CA 91606-1237				
Owner Name:	KOTANJYAN HAYK				
Seller Name:	ATSUMI RURIKO & JOE L/TR				
APN:	2325-019-016	Map Reference:	16-B5 /	Living Area:	1,100
County:	LOS ANGELES, CA	Census Tract:	1237.00	Total Rooms:	5
Subdivision:	13140	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/23/2025	Prior Rec Date:	12/23/1998	Bath(F/H):	1 /
Sale Date:	05/07/2025	Prior Sale Date:	12/07/1998	Yr Built/Eff:	1942 / 1945
Sale Price:	\$880,000	Prior Sale Price:	\$147,000	Air Cond:	WALL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	345127	Acres:	0.13	Fireplace:	/
1st Mtg Amt:	\$616,000	Lot Area:	5,527	Pool:	
Total Value:	\$225,905	# of Stories:	1	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **THOMAS WOODS**
JOB ADDRESS: **6703 NORTH BELLINGHAM AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2322-002-077**

Date: **December 18, 2025**

CASE NO.: **942527**
ORDER NO.: **A-5666823**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 15, 2022**
COMPLIANCE EXPECTED DATE: **March 17, 2022**
DATE COMPLIANCE OBTAINED: **No compliance to date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5666823

1010152022103055

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

ORDER TO COMPLY AND NOTICE OF FEE

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

FEB 01 2022

to the address as shown on the most equalized assessment roll. Initialed by [Signature]

CASE #: 942527

ORDER #: A-5666823

EFFECTIVE DATE: February 15, 2022

COMPLIANCE DATE: March 17, 2022

OPEGEZ, CARMEN N 6703 BELLINGHAM AVE NORTH HOLLYWOOD, CA 91606

OWNER OF SITE ADDRESS: 6703 N BELLINGHAM AVE ASSESSORS PARCEL NO.: 2322-002-077 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:

VIOLATION(S):

- 1. The approximate 6' x 30' addition of a storage shed to the garage requires permits and approvals.

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

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: West garage wall from Archwood St.

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:

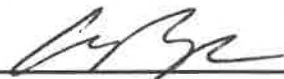
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when 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 (818)374-9854.

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

Inspector: _____



Date: February 08, 2022

KIM BEAUCHAMP
14410 SYLVAN STREET SUITE 105
LOS ANGELES, CA 91401
(818)374-9854
kim.beauchamp@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
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www.ladbs.org