

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JACOB STEVENS  
PRESIDENT

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CITY OF LOS ANGELES  
CALIFORNIA



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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

April 7, 2025

Council District: # 15

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

JOB ADDRESS: 1234 WEST 252<sup>ND</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 7413-006-006  
Re: Invoice #866866-0

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: **1234 West 252<sup>nd</sup> Street, 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, 2022, 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%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</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 **\$1,276.56** 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 **\$1,276.56** 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)

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## ***Property Title Report***

***Work Order No. T17913***  
***Dated as of: 04/11/2024***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 7413-006-006***

***Property Address: 1234 W 252ND ST***

***City: Los Angeles***

***County: Los Angeles***

### ***VESTING INFORMATION***

***Type of Document: GRANT DEED***

***Grantee : SALVADOR MEDEROS***

***Grantor : CHARLES RAYMOND CUTLER AND BARBARA JEAN CUTLER TRUSTEES***

***Deed Date : 05/18/1993***

***Recorded : 06/22/1993***

***Instr No. : 93-1189407***

***MAILING ADDRESS: SALVADOR MEDEROS***

***1458 BAY VIEW AVE, WILMINGTON, CA 90744-2006***

### ***SCHEDULE B***

#### ***LEGAL DESCRIPTION***

***Lot Number: 7 Block: 19 Tract No: 1589 Brief Description: TRACT # 1589 LOT 7 BLK 19***

#### ***MORTGAGES/LIENS***

***Type of Document: ASSIGNMENT OF DEED OF TRUST***

***Recording Date: 12/04/2020***

***Document #: 20-1574266***

***Loan Amount: \$123,000***

***Lender Name: E.S.I.***

***Borrowers Name: SALVADOR MEDEROS***

***MAILING ADDRESS: E.S.I.***

***P.O. BOX 66451 LOS ANGELES, CA 90066***

FIRST AMERICAN TITLE COMPANY of LOS ANGELES

RECORDING REQUESTED BY

93-1189407

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Salvador Mederos  
STREET ADDRESS 1234 W. 252nd Street  
Harbor City, CA 90710  
CITY, STATE, ZIP CA 90710

RECORDED FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. 1 P.M. JUN 22 1993  
PAST

FEE  
\$5  
C

Title Order No. 9319559-16 Escrow No. 95166C

This space for Recorder's use

## Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S):  
DOCUMENTARY TRANSFER TAX is \$ 920.00 (L. A. County \$176.00) 94  
City of L. A. \$720.00) 80  
☐ computed on full value of property conveyed, or  
☒ computed on full value less value of liens or encumbrances remaining at time of sale, and  
Parcel No. 7413-006-006

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CHARLES RAYMOND CUTLER and BARBARA JEAN CUTLER Trustees under Declaration of  
Trust dated 12/18/84, wherein CHARLES RAYMOND CUTLER and BARBARA JEAN CUTLER  
are Trustors, and Successor Trustee

hereby GRANT(S) to  
SALVADOR MEDEROS, a single man

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

Lot 7 in Block 19 of Tract 1589, as per map recorded in Book 21 Pages 38 and  
39 of Maps, in the office of the County Recorder of said County

Charles Raymond Cutler and Barbara Jean  
Cutler Trustees under Declaration of Trust  
dated 12/18/84, wherein Charles Raymond Cutler  
and Barbara Jean Cutler are Trustors and  
Successor Trustee

Dated May 18, 1993

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On May 27, 1993

Carolyn S. Mulhall

before me,

Charles Raymond Cutler  
CHARLES RAYMOND CUTLER, Trustee  
Barbara Jean Cutler  
BARBARA JEAN CUTLER, Trustee

a Notary Public in and for said County and State, personally appeared  
Charles Raymond Cutler and Barbara Jean  
Cutler

personally appeared (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) were 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

Carolyn S. Mulhall



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

CTC-1-101 (10-87)

Name

Street Address

City & State

This page is part of your document - DO NOT DISCARD



**20201574266**



Pages:  
0002

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

12/04/20 AT 08:00AM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



202012040250003

00019454289



011526000

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

E08\_201203\_8662420

RECORDING REQUESTED BY:

**LAWYERS TITLE**

AND WHEN RECORDED MAIL TO:

E.S.I.  
P.O. Box 66451  
Los Angeles, CA 90066

Order No.:  
Escrow No.:  
APN:

AB27927

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**ASSIGNMENT OF DEED OF TRUST**

For value received, the undersigned hereby grants, assigns and transfers to **ACCOMODATION J.R. TRUST**

all beneficial interest under that certain Deed of Trust dated **October 14, 2019** executed by **Salvador Mederos** Trustor, to **Lawyers Title Company, a California Corporation**, Trustee, and recorded on **October 22, 2019** as **Instrument No. 20191130318** of Official Records in the office of the County Recorder of Los Angeles County, California, describing land therein as:

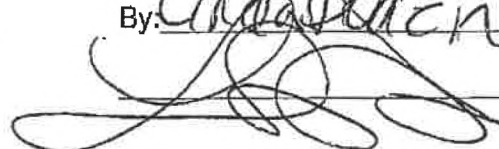
**Lot 7, in Block 19 of Tract 1589, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 21, Pages 38 and 39 of Maps, in the office of the County Recorder of said County.**

together with the note or notes as therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

E.S.I.

Dated: 11-23-2020

By:

Linda Dudzinski / E.S.I. VP  
 Linda Dudzinski

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 ) SS.

On NOV. 23, 2020 before me, MASOUD MINARAVESH, Notary Public, personally appeared LINDA DUDZINSKI

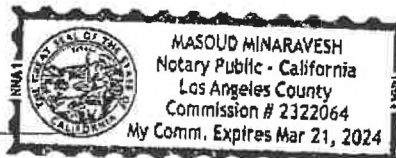
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

Signature





FOR NOTARY STAMP

# EXHIBIT B

ASSIGNED INSPECTOR: **PAUL BECKER**

Date: April 7, 2025

JOB ADDRESS: **1234 WEST 252<sup>ND</sup> STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7413-006-006**

Last Full Title: **04/11/2024**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

1) SALVADOR MEDEROS  
1458 BAY VIEW AVENUE  
WILMINGTON, CA 90744-2006

CAPACITY: OWNER

2) E.S.I.  
P.O. BOX 66451  
LOS ANGELES, CA 90066

CAPACITY: INTERESTED PARTY

**Property Detail Report**

For Property Located At :

**1234 252ND ST, HARBOR CITY, CA 90710-2404**

RealQuest

**Owner Information**

Owner Name: **MEDEROS SALVADOR**  
 Mailing Address: **1458 BAY VIEW AVE, WILMINGTON CA 90744-2006 C010**  
 Vesting Codes: **SM / /**

**Bldg Card: 000 of 002****Location Information**

Legal Description:	<b>TRACT # 1589 LOT 7</b>	APN:	7413-006-006
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2944.21 / 3</b>	Subdivision:	<b>1589</b>
Township-Range-Sect:		Map Reference:	<b>73-F2 /</b>
Legal Book/Page:	<b>21-38</b>	Tract #:	<b>1589</b>
Legal Lot:	<b>7</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>19</b>	School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>124</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>06/22/1993 /</b>	1st Mtg Amount/Type:	<b>\$150,000 / CONV</b>
Sale Price:	<b>\$160,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>1189407</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$68.20</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIRST AMERICAN TITLE INS CO/NY</b>		
Lender:	<b>LENDER SELLER</b>		
Seller Name:	<b>CUTLER TRUST</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>06/09/1981 /</b>	Prior Lender:	
Prior Sale Price:	<b>\$99,500</b>	Prior 1st Mtg Amt/Type:	<b>\$92,500 / CONV</b>
Prior Doc Number:	<b>571928</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>DEED (REG)</b>		

**Property Characteristics**

Gross Area:	<b>2,346</b>	Parking Type:	<b>PAVED</b>	Construction:	<b>FRAME</b>
Living Area:	<b>2,346</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	<b>METAL</b>
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1950 / 1978</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:	<b>CONCRETE</b>	Quality:	<b>AVERAGE</b>
# of Stories:	<b>1</b>	Roof Material:	<b>COMPOSITION SHINGLE</b>	Condition:	<b>FAIR</b>

Other Improvements:

**Site Information**

Zoning:	LAM1	Acres:	0.27	County Use:	STORE & RESID (1210)
Lot Area:	11,889	Lot Width/Depth:	78 x 150	State Use:	
Land Use:	STORES & RESIDENTIAL	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$416,557	Assessed Year:	2023	Property Tax:	\$5,987.12
Land Value:	\$333,259	Improved %:	20%	Tax Area:	19
Improvement Value:	\$83,298	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$416,557				

# EXHIBIT D

ASSIGNED INSPECTOR: PAUL BECKER  
JOB ADDRESS: 1234 WEST 252<sup>ND</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 7413-006-006

Date: April 7, 2025

CASE NO.: 955788  
ORDER NO.: A-5755798

EFFECTIVE DATE OF ORDER TO COMPLY: July 8, 2022  
COMPLIANCE EXPECTED DATE: August 7, 2022  
DATE COMPLIANCE OBTAINED: July 6, 2023

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-5755798

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

MEDEROS, SALVADOR  
1458 BAY VIEW AVE  
WILMINGTON, CA 90744

CASE #: 955788

ORDER #: A-5755798

EFFECTIVE DATE: July 08, 2022

COMPLIANCE DATE: August 07, 2022

OWNER OF  
SITE ADDRESS: 1234 W 252ND ST  
ASSESSORS PARCEL NO.: 7413-006-006  
ZONE: M1; Limited Industrial Zone

The undersigned has received notice of the  
violation(s) of the Los Angeles Municipal Code  
by the owner of the property listed above.  
JUN 27 2022  
By the undersigned, the City of Los Angeles  
has determined that the property listed above  
is in violation of the Los Angeles Municipal Code.

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. Unapproved occupancy or use of the garage as a dwelling unit.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the garage as a dwelling unit.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Garage

Comments: Demolish and remove all construction work performed without the required permit(s). Restore the existing approved/permitted structure to its original condition if it was altered in any way OR Submit plans, obtain the required permits and expose the work

2. Construction done without permits or inspections.

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

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

Code Section(s) in Violation: 91.5R106.1, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Left side of property

Comments: The approximate 16'x 98' construction of a storage shed was constructed without the required permits and approvals.

**3. Construction done without permits or Inspections.**

You are therefore ordered to: Construction done without permits or Inspections.

Code Section(s) in Violation: 91.5R106.1.1, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage

Comments: The remodel of the garage to a dwelling unit was constructed without the required permits and approvals.

**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.

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)

101222Z FEB 68

Ben F. H. A.

Date: June 24, 2022

Brian.Christian@lacity.org

REVIEWED BY

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**

Page 3 of 3