

City of Los Angeles

Tiena Johnson Hall, General Manager
Luz C. Santiago, Acting Executive Officer



LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Assistant General Manager

housing.lacity.gov

Karen Bass, Mayor

February 24, 2026

Honorable Members of the City Council
City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, CA 90012

Attention: Office of the City Clerk

**TERMINATION OF RENT REDUCTIONS FOR UNITS IN PROPERTY IN THE RENT
ESCROW ACCOUNT PROGRAM (REAP)**

The Los Angeles Housing Department (LAHD) respectfully submits this transmittal for your review and approval to terminate the previously imposed rent reductions for the units listed below.

The condition that formed the basis for placement of these units into the Rent Escrow Account Program (REAP) - i.e., unpermitted work cited by the Housing Code Enforcement - has been abated and verified. Therefore, the restoration of rent for the affected units is warranted.

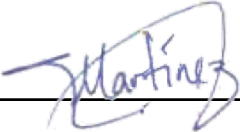
Notwithstanding the recommended rent restoration, the property will remain in REAP due to an unresolved, open order issued by the Los Angeles Fire Department (LAFD). The property will not be eligible for full removal from REAP until all outstanding enforcement matters, including the LAFD order, have been resolved and compliance has been verified.

LAHD is requesting that the following REAP case be calendared for the March 4, 2026, City Council agenda.

Case No. 843872 represents the property at 1233 S WESTGATE AVE, Los Angeles, CA 90025, Assessor Parcel Number (APN) 4263-007-244. On December 24, 2025 the LAHD Code Enforcement Division determined that all orders affecting units: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 214, 301, 302, 303, 304, 305, 306, 307, 308, 309, 311, 312, 314, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 414, PH1, PH2, PH4, PH5, PH6, PH7, PH8, PH11, PH12, PH14 and the common areas have achieved compliance through LAHD.

The LAHD requests that the City Council consider this matter as soon as possible.

TIENA JOHNSON HALL
GENERAL MANAGER

By:  (FOR)

Marcella H. DeShurley, Director
Rent Escrow Account Program
Compliance Division

TJH:MD:LR:nf

Attachments: Resolutions



February 24, 2026

The Honorable Traci Park
Council Member, Eleventh District
Room 475, City Hall Office
200 North Spring Street
Los Angeles, CA 90012

Attention: Star Parsamyan, Chief of Staff

RECOMMENDATION FOR THE TERMINATION OF RENT REDUCTIONS

The Los Angeles Housing Department (LAHD) is requesting approval to terminate the previously imposed rent reductions for unit(s): **101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 214, 301, 302, 303, 304, 305, 306, 307, 308, 309, 311, 312, 314, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 414, PH1, PH2, PH4, PH5, PH6, PH7, PH8, PH11, PH12, PH14**, placed into the Rent Escrow Account Program (REAP). The file will be submitted to the City Clerk and anticipated to be heard at the City Council meeting on March 4, 2026.

PROPERTY PROFILE:

Owner: WESTGATE WONDER LLC
Address: 1233 S WESTGATE AVE, Los Angeles CA 90025
APN: 4263007244
Number of Total Units: 59

REAP INFORMATION:

Case Number: 843872
Case Opened: August 30, 2024
Total Units in REAP: 59
Total Units Request for Rent Restoration: 59
Initial/Remaining Violations Cited: 5/0
Citing Agency: Code Enforcement Division, Los Angeles Housing Department
Violations: Illegal Construction

Current Status: On December 24, 2025 the LAHD Code Enforcement verified that all orders affecting unit(s): **101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 214, 301, 302, 303, 304, 305, 306, 307, 308, 309, 311, 312, 314, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 414, PH1, PH2, PH4, PH5, PH6, PH7, PH8, PH11, PH12, PH14** and the common areas achieved compliance through LAHD. The property will remain in REAP due to an unresolved, open order issued by the Los Angeles Fire Department (LAFD). The property will not be eligible for full removal from REAP until all outstanding enforcement matters, including the LAFD order, have been resolved and compliance has been verified.

Should you or your staff have any questions regarding the REAP case or disposition, please get in touch with Liseth Romero, REAP Manager at 213-808-8828 or email at liseth.romero@lacity.org

Marcella H. DeShurley, Director
Compliance Division

CC: Kevin Brunke, Legislative Deputy,
Jeff Khau, Planning Deputy,
Juan Fregoso, Homelessness & Housing Coordinator

Attachments: Referral Notice

RESOLUTION

WHEREAS, the City of Los Angeles has made a commitment to preserve the City's housing stock in safe and sanitary conditions using code enforcement and encouraging landlord compliance with respect to the maintenance and repair of residential buildings; and

WHEREAS, Ordinance 173,810, the Rent Escrow Account Program (REAP) was adopted by the City Council and Mayor to be cumulative to and in addition to any other remedy available at law, to enforce the purposes of the Housing Code and to encourage compliance by landlords with respect to the maintenance and repair of residential buildings, structures, premises and portions of those buildings, structures, premises; and

WHEREAS, the owner(s) of the property located at **1233 S WESTGATE AVE, Los Angeles CA 90025**, hereinafter "the subject property," has corrected the violations for unit(s) **101, 102, 103, 104, 105, 106, 107,108, 109, 110, 111, 112, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 214, 301,302, 303, 304, 305, 306, 307, 308, 309, 311, 312, 314, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 414, PH1, PH2, PH4, PH5, PH6, PH7, PH8, PH11, PH12, PH14** which contributed to the placement of the property into REAP (Case No. **843872**); and

WHEREAS, the Los Angeles Housing Department (LAHD) Code Enforcement Unit inspected and determined that all orders affecting unit(s) **101, 102, 103, 104, 105, 106, 107,108, 109, 110, 111, 112, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 214, 301,302, 303, 304, 305, 306, 307, 308, 309, 311, 312, 314, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 414, PH1, PH2, PH4, PH5, PH6, PH7, PH8, PH11, PH12, PH14** and the common areas have been signed off and there are no other outstanding Orders affecting unit(s) **101, 102, 103, 104, 105, 106, 107,108, 109, 110, 111, 112, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 214, 301,302, 303, 304, 305, 306, 307, 308, 309, 311, 312, 314, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 414, PH1, PH2, PH4, PH5, PH6, PH7, PH8, PH11, PH12, PH14** or common areas of the building as set forth in Section 162.03.iii; and

WHEREAS, the Department may review an application from a landlord pursuant to Section 162.08.B to terminate the rent reduction for certain units and recommend termination of the rent reductions if it finds that only minor violations remain in other units;

NOW, THEREFORE, BE IT RESOLVED BY THE LOS ANGELES CITY COUNCIL THAT:

The rent reduction for unit(s) **101, 102, 103, 104, 105, 106, 107,108, 109, 110, 111, 112, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 214, 301,302, 303, 304, 305, 306, 307, 308, 309, 311, 312, 314, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 414, PH1, PH2, PH4, PH5, PH6, PH7, PH8, PH11, PH12, PH14** at **1233 S WESTGATE AVE, Los Angeles CA 90025**(REAP Case No. **843872**) be terminated.

FURTHERMORE, pursuant to Section 162.08.F, the rent for unit(s) **101, 102, 103, 104, 105, 106, 107,108, 109, 110, 111, 112, 114, 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 212, 214, 301,302, 303, 304, 305, 306, 307, 308, 309, 311, 312, 314, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 412, 414, PH1, PH2, PH4, PH5, PH6, PH7, PH8, PH11, PH12, PH14** will be restored to the original level 30 days after the Department mails the tenants the notice of the restoration.

Revised February 2026