

BOARD OF
BUILDING AND SAFETY
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KAREN BASS
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

July 2, 2026

Council District: # 1

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

JOB ADDRESS: 932 WEST 20TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 5124-015-013
Re: Invoice #918300-9, 925110-4

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: 932 West 20th 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.

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 May 31, 2024 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)	402.03
Title Report fee	35.00
Grand Total	\$ 3,993.59

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 **\$3,993.59** 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 **\$3,993.59** 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. T18951
Dated as of: 04/22/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5124-015-013

Property Address: 932 W 20TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: ARMANDO AMEZCUA AND YOLANDA AMEZCUA

Grantor: ARMANDO AMEZCUA

Deed Date : 05/11/2023

Recorded : 06/01/2023

Instr No. : 23-0356777

MAILING ADDRESS: ARMANDO AMEZCUA AND YOLANDA AMEZCUA
932 W 20TH ST, LOS ANGELES, CA 90007-1301

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 5 Subdivision Name: W W WATTS TRACT Brief Description: W W WATTS TRACT LOT 5

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20230356777



Pages:
0002

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

06/01/23 AT 10:55AM

FEES:	24.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	99.00



LEADSHEET



202306011900002

00023488101



014099118

SEQ:
01

DAR - Courier (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

Armando Amezcua
932 West 20th Street
Los Angeles, CA 90007

2023 MAY 31 PM 2:44

APN: 5124-015-013

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$0.00

____ Computed on full value of property conveyed, or

____ Computed on full value less liens and encumbrances remaining at time of sale.

____ Unincorporated area X City of Los Angeles

"This is a bonafide gift and grantor received nothing in return, R&T 11911."

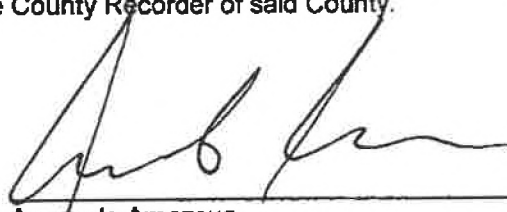
For valuable consideration, receipt of which is hereby acknowledged, Armando Amezcua, a married man as his sole and separate property

hereby GRANT(S) to Armando Amezcua and Yolanda Amezcua, husband and wife as joint tenants

the real property situated in the City of Los Angeles, County of Los Angeles, State of California, more particularly described as follows:

Lot 5 of the W.W. Watts Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2, Page 73 of Maps, in the office of the County Recorder of said County.

Dated: May 11, 2023


Armando Amezcua

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 May 17, 2023 before me, Ani Ortega; Notary Public, Notary Public, personally appeared Armando Amezcua

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 

MAIL TAX STATEMENTS AS DIRECTED ABOVE



EXHIBIT B

ASSIGNED INSPECTOR: **FERMIN RUBIO**
JOB ADDRESS: **932 WEST 20TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5124-015-013**

Date: July 2, 2025

Last Full Title: **04/22/2026**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) ARMANDO AMEZCUA AND YOLANDA AMEZCUA
932 WEST 20TH STREET
LOS ANGELES, CA 90007-1301
- CAPACITY: OWNERS

Property Detail Report

For Property Located At :

932 W 20TH ST, LOS ANGELES, CA 90007-1301

CoreLogic

RealQuest Professional

Owner Information

Owner Name: **AMEZCUA ARMANDO/AMEZCUA YOLANDA**
 Mailing Address: **932 W 20TH ST, LOS ANGELES CA 90007-1301 C032**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	W W WATTS TRACT LOT 5	APN:	5124-015-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2244.10 / 2	Subdivision:	W W WATTS
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:		Tract #:	
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C42	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	06/01/2023 / 05/11/2023	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	356777		

Last Market Sale Information

Recording/Sale Date:	01/20/2000 / 11/05/1999	1st Mtg Amount/Type:	\$120,400 / CONV
Sale Price:	\$172,000	1st Mtg Int. Rate/Type:	10.62 / ADJ
Sale Type:	FULL	1st Mtg Document #:	79903
Document #:	79902	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$80.68
New Construction:		Multi/Split Sale:	
Title Company:	INVESTOR TITLE SVC		
Lender:	ACCREDITED HM LENDERS		
Seller Name:	RIGGS FRANCIS DONALD; MARIA GLORIA		

Prior Sale Information

Prior Rec/Sale Date:	01/20/2000 / 01/06/2000	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	79901	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,132	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1905 / 1905	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LARD1.5	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,376	Lot Width/Depth:	42 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$264,332	Assessed Year:	2025	Property Tax:	\$3,491.68
Land Value:	\$159,677	Improved %:	40%	Tax Area:	48
Improvement Value:	\$104,655	Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$264,332				

Comparable Sales Report

For Property Located At

**932 W 20TH ST, LOS ANGELES, CA 90007-1301****1 Comparable(s) Selected.**

Report Date: 04/30/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$172,000	\$1,035,500	\$1,035,500	\$1,035,500
Bldg/Living Area	2,132	2,294	2,294	2,294
Price/Sqft	\$80.68	\$451.39	\$451.39	\$451.39
Year Built	1905	1903	1903	1903
Lot Area	6,376	3,918	3,918	3,918
Bedrooms	5	5	5	5
Bathrooms/Restrooms	1	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$264,332	\$898,415	\$898,415	\$898,415
Distance From Subject	0.00	0.07	0.07	0.07

* = user supplied for search only

Comp #:1

Distance From Subject:0.07 (miles)

Address: **2109 TOBERMAN ST, LOS ANGELES, CA 90007-1830**Owner Name: **MARIN CARLOS JR/MARIN KIMBERLY S**Seller Name: **VAZQUEZ VICTOR**APN: **5124-005-025**Map Reference: **/**Living Area: **2,294**County: **LOS ANGELES, CA**Census Tract: **2244.10**

Total Rooms:

Subdivision: **HOOVER**Zoning: **LARD1.5**Bedrooms: **5**Rec Date: **03/13/2026**Prior Rec Date: **09/30/2020**Bath(F/H): **1 /**Sale Date: **01/23/2026**Prior Sale Date: **03/31/2020**Yr Built/Eff: **1903 / 1903**Sale Price: **\$1,035,500**Prior Sale Price: **\$830,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**

Style:

Document #: **178718**Acres: **0.09**Fireplace: **/**1st Mtg Amt: **\$983,400**Lot Area: **3,918**

Pool:

Total Value: **\$898,415**

of Stories:

Roof Mat:

Land Use: **SFR**Park Area/Cap#: **/**

Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **FERMIN RUBIO**
JOB ADDRESS: **932 WEST 20TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5124-015-013**

Date: July 2, 2025

CASE NO.: 995088
ORDER NO.: A-6252469

EFFECTIVE DATE OF ORDER TO COMPLY: **May 31, 2024**
COMPLIANCE EXPECTED DATE: **June 30, 2024**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-6252469

BOARD OF
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JOHN WEIGHT
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

AMEZCUA, ARMANDO
932 W 20TH ST
LOS ANGELES, CA 90007

CASE #: 995088
ORDER #: A-6252469
EFFECTIVE DATE: May 31, 2024
COMPLIANCE DATE: June 30, 2024

OWNER OF

SITE ADDRESS: 932 W 20TH ST
ASSESSORS PARCEL NO.: 5124-015-013
ZONE: RD2; Min. Per Unit 2,000

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be **SUBSTANDARD** as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. **The building or premises is Substandard due to illegal occupancy of the single family dwelling converted into a multi family dwelling.**

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies, OR obtain the required permits and expose the work for the required inspections and approvals.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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, 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

Location: Second floor.

Comments: Plans may be required to convert the single family dwelling into a multi family dwelling.

2. A permit is required for the addition work performed.

You are therefore ordered to: Obtain the required permits and expose the work for the required inspections and approvals, OR return the single family dwelling to it's originally approved condition.

Code Section(s) in Violation: 91.R106.1.1, 91.103.1, 93.0201, 91.8902, 94.103.0, 95.111.1, 12.21A.1.(a) of the L.A.M.C.

Location: Second floor.

Comments: Including but not limited to all unpermitted construction, structural alterations, electrical, plumbing and mechanical installations, plans and HPOZ (Historic Preservation Overlay Zone) approval from HPOZ rep. Micaela Torres-Gil 213-847-3691 may be required.

3. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Throughout single family dwelling.

Comments: Maintain and repair the building in a safe and sanitary condition.

4. Historical preservation overlay zone.

You are therefore ordered to: Discontinue the conditon which violates the Historical Preservation Overlay Zone.

Code Section(s) in Violation: 12.20.3, 12.21A.1.(a) of the L.A.M.C.

Location: Throughout the single family dwelling.

Comments: HPOZ (Historic Preservation Overlay Zone) approval from HPOZ rep. Micaela Torres-Gil 213-847-3691 may be required.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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.

NOTE:

California Health and Safety Code Section 17980.12 Notice (If applicable): The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

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)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: May 17, 2024

JACOB SEGURA
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3033

Jacob.Segura@lacity.org


REVIEWED BY

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