

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



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

June 9, 2026

Council District: # 15

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

JOB ADDRESS: **9508 SOUTH GRAHAM AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6048-026-004**
Re: Invoice #906388-6

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: **9508 South Graham 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 on January 10, 2020 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	466.63
Title Report fee	30.00
Grand Total	\$ 2,806.63

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 **\$2,806.63** 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 **\$2,806.63** 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. T18694
Dated as of: 12/08/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6048-026-004

Property Address: 9508 S GRAHAM AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: QUITCLAIM DEED

Grantee: SHERMAN LYDELL JACKSON

Grantor: TASIA ANNDALE JACKSON

Deed Date : 09/26/2017 Recorded : 10/05/2017

Instr No. : 17-1145193

MAILING ADDRESS: SHERMAN LYDELL JACKSON
9508 GRAHAM AVE, LOS ANGELES, CA 90002-2438

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 111,112 Subdivision Name: ELCOAT TRACT Brief Description: ELCOAT TRACT LOTS 111 AND LOT 112

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20171145193



Pages:
0003

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

10/05/17 AT 01:55PM

FEES:	48.00
TAXES:	0.00
OTHER:	0.00
PAID:	48.00

PCOR SURCHARGE \$20.00



LEADSHEET



201710053250034

00014337234



008638838

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

Recording requested by (name):

SHERMAN LYDELL JACKSON

When recorded, mail to

and mail tax statements to:

9508 GRAHAM AVE

LOS ANGELES, CA. 90002

Recorder's Use Only

QUITCLAIM DEED

Assessor's Parcel No.: 6048-026-004

DOCUMENTARY TRANSFER TAX \$0.00

EXEMPTION (R&T CODE) GIFT

EXPLANATION REMOVING NAME FROM

PROPERTY

Sherman Jackson
Signature of Declarant or Agent determining tax

For a valuable consideration, receipt of which is hereby acknowledged,

SHERMEKA IEESHA JACKSON A SINGLE WOMAN REMOVING SELF FROM SAID PROPERTY

(Disclaiming Party(ies)) hereby quitclaim(s) to

SHERMAN LYDELL JACKSON, A SINGLE MAN AND FATHER OF SAID NAME ABOVE.

(Property Owner(s)) the following real property in the City of LOS ANGELES

County of LOS ANGELES, California (insert legal description):

9508 GRAHAM AVE. LOS ANGELES, CA. 90002

LOT 111 AND 112 OF ELCOAT TRAC, AS PER MAP RECORDED IN BOOKS, PAGE 11 OF MAP, IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF LOS ANGELES, COMMONLY KNOWN AS, 9508 GRAHAM AVENUE, LOS ANGELES, CALIF. 90002

Date: 09/26/2017

Shermeke Jackson
(Signature of declarant)

SHERMEKA IEESHA JACKSON

(Print name)

Date: _____

(Signature of declarant)

(Print name)

ACKNOWLEDGMENT

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 07/26/2017 before me, T. B. Sanders notary public
(insert name and title of the officer)

personally appeared Shermeka Teesha Jackson

who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~

~~(s)~~ subscribed to the within instrument and acknowledged to me that he ~~(s)~~ she ~~(s)~~ they executed the same in his ~~(s)~~ her ~~(s)~~ their authorized capacity ~~(s)~~, and that by his ~~(s)~~ her ~~(s)~~ 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.

(Seal)

Signature

T. B. Sanders

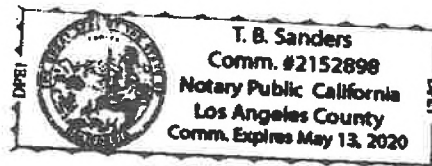


EXHIBIT B

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **9508 SOUTH GRAHAM AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6048-026-004**

Date: June 9, 2026

Last Full Title: **12/08/2025**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1) SHERMAN LYDELL JACKSON AND
JACKSON A. JACKSON, ET AL.
9508 GRAHAM AVENUE
LOS ANGELES, CA 90002-2438

CAPACITY: OWNERS

Property Detail Report

For Property Located At :

9508 GRAHAM AVE, LOS ANGELES, CA 90002-2438



RealQuest

Owner Information

Owner Name: JACKSON SHERMAN L/JACKSON JACKSON A
Mailing Address: 9508 GRAHAM AVE, LOS ANGELES CA 90002-2438 C013
Vesting Codes: / A /

Location Information

Legal Description: ELCOAT TRACT LOTS 111 AND LOT 112
County: LOS ANGELES, CA APN: 6048-026-004
Census Tract / Block: 2422.02 / 2 Alternate APN:
Township-Range-Sect: Subdivision: ELCOAT TR
Legal Book/Page: Map Reference: /
Legal Lot: 112 Tract #:
Legal Block: School District: LOS ANGELES
Market Area: C37 School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: 10/05/2017 / 09/26/2017 Deed Type: QUIT CLAIM DEED
Sale Price: 1st Mtg Document #:
Document #: 1145193

Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /
Sale Price: 1st Mtg Int. Rate/Type: /
Sale Type: 1st Mtg Document #: /
Document #: 2nd Mtg Amount/Type: /
Deed Type: 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt:
New Construction: Multi/Split Sale:
Title Company:
Lender:
Seller Name:

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:		Construction:	
Living Area:	1,410	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:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1936 / 1945	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,654	Lot Width/Depth:	50 x 133	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value: \$96,513
 Land Value: \$45,682
 Improvement Value: \$50,831
 Total Taxable Value: \$96,513

Assessed Year: 2025
 Improved %: 53%
 Tax Year: 2024

Property Tax: \$1,630.00
 Tax Area: 460
 Tax Exemption:

Comparable Sales Report

For Property Located At



RealQuest

9508 GRAHAM AVE, LOS ANGELES, CA 90002-2438

4 Comparable(s) Selected.

Report Date: 12/15/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$450,000	\$685,000	\$600,750
Bldg/Living Area	1,410	1,217	1,568	1,399
Price/Sqft	\$0.00	\$342.99	\$562.86	\$432.88
Year Built	1936	1921	1993	1940
Lot Area	6,654	3,366	7,154	5,955
Bedrooms	4	3	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$96,513	\$26,903	\$420,990	\$188,304
Distance From Subject	0.00	0.10	0.44	0.24

*= user supplied for search only

Comp #:1

Distance From Subject:0.10 (miles)

Address: **9323 BEACH ST, LOS ANGELES, CA 90002-2428**
 Owner Name: **VELASQUEZ HOMERO J/CLAROS ARACELY A R**
 Seller Name: **MJ25 INVESTMENTS INC**
 APN: **6048-025-035**
 County: **LOS ANGELES, CA**
 Subdivision: **ELCOAT TR**
 Rec Date: **12/05/2025**
 Sale Date: **11/24/2025**
 Sale Price: **\$685,000**
 Sale Type: **FULL**
 Document #: **879287**
 1st Mtg Amt: **\$650,750**
 Total Value: **\$26,903**
 Land Use: **SFR**

Map Reference: **/**
 Census Tract: **2422.02**
 Zoning: **LAR1**
 Prior Rec Date: **08/06/2025**
 Prior Sale Date: **07/18/2025**
 Prior Sale Price: **\$475,000**
 Prior Sale Type: **FULL**
 Acres: **0.15**
 Lot Area: **6,652**
 # of Stories:
 Park Area/Cap#: **/**

Living Area: **1,217**
 Total Rooms:
 Bedrooms: **4**
 Bath(F/H): **1 /**
 Yr Built/Eff: **1921 / 1935**
 Air Cond:
 Style:
 Fireplace: **/**
 Pool:
 Roof Mat:
 Parking:

Comp #:2

Distance From Subject:0.16 (miles)

Address: **9326 HOLMES AVE, LOS ANGELES, CA 90002-2441**
 Owner Name: **KINGDOM BUILDERS PROPS LLC**
 Seller Name: **CARTWRIGHT GLORIA & DAVID**
 APN: **6048-033-013**
 County: **LOS ANGELES, CA**
 Subdivision: **STAGE HOME**

Map Reference: **/**
 Census Tract: **2422.01**
 Zoning: **LAR2**

Living Area: **1,312**
 Total Rooms:
 Bedrooms: **3**

Rec Date:	09/25/2025	Prior Rec Date:	10/18/1977	Bath(F/H):	2 /
Sale Date:	08/30/2025	Prior Sale Date:		Yr Built/Eff:	1922 / 1925
Sale Price:	\$450,000	Prior Sale Price:	\$21,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	661639	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$524,250	Lot Area:	7,154	Pool:	
Total Value:	\$62,298	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:3 Distance From Subject:0.27 (miles)

Address: **9822 HOLMES AVE, LOS ANGELES, CA 90002-3032**

Owner Name: **RIVERA LIZETTE A/AMPARO RICARDO**

Seller Name: **ARREDONDO ALEJANDRO LTR**

APN:	6048-035-025	Map Reference:	/	Living Area:	1,500
County:	LOS ANGELES, CA	Census Tract:	2422.02	Total Rooms:	
Subdivision:	ELCOAT	Zoning:	LAR1	Bedrooms:	3
Rec Date:	09/02/2025	Prior Rec Date:	12/05/2017	Bath(F/H):	2 /
Sale Date:	08/25/2025	Prior Sale Date:	11/20/2017	Yr Built/Eff:	1926 / 1946
Sale Price:	\$588,000	Prior Sale Price:	\$370,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	593725	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$558,600	Lot Area:	6,647	Pool:	
Total Value:	\$420,990	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:4 Distance From Subject:0.44 (miles)

Address: **8908 ELM ST, LOS ANGELES, CA 90002-1803**

Owner Name: **CASTELLANOS HEILY M**

Seller Name: **STEPHENS ANN O**

APN:	6045-013-035	Map Reference:	/	Living Area:	1,568
County:	LOS ANGELES, CA	Census Tract:	5354.00	Total Rooms:	
Subdivision:	MOGIS TR	Zoning:	LCR2YY	Bedrooms:	3
Rec Date:	06/06/2025	Prior Rec Date:	09/27/1993	Bath(F/H):	2 /
Sale Date:	04/28/2025	Prior Sale Date:		Yr Built/Eff:	1993 / 1993
Sale Price:	\$680,000	Prior Sale Price:	\$143,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	381732	Acres:	0.08	Fireplace:	/
1st Mtg Amt:	\$600,325	Lot Area:	3,366	Pool:	
Total Value:	\$243,024	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **BRIAN CHRISTIAN**
JOB ADDRESS: **9508 SOUTH GRAHAM AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6048-026-004**

Date: June 9, 2026

CASE NO.: 886734
ORDER NO.: A-5222302

EFFECTIVE DATE OF ORDER TO COMPLY: **January 10, 2020**
COMPLIANCE EXPECTED DATE: **February 9, 2020**
DATE COMPLIANCE OBTAINED: **December 20, 2023**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5222302

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

ELVIN W MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

JACKSON, SHERMAN L ET AL
9508 GRAHAM AVE
LOS ANGELES, CA 90002

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

JAN 02 2020

CASE #: 886734
ORDER #: A-5222302
EFFECTIVE DATE: January 10, 2020
COMPLIANCE DATE: February 09, 2020

OWNER OF

SITE ADDRESS: 9508 S GRAHAM AVE

To the address as shown on the
last equalized assessment roll.
Initialed by

ASSESSORS PARCEL NO.: 6048-026-004

ZONE: R2; Two 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. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: Discontinue the open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

Location: Driveway; Rear yard

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of miscellaneous in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Driveway, Rear yard

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

3. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.4.(m) of the L.A.M.C.

Comments: Access to garage is being blocked.

4. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: Driveway

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.

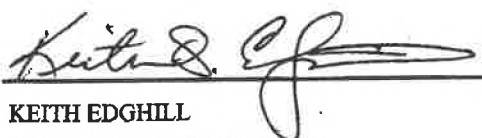
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

1060326202097445

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 (310)732-4533.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: December 27, 2019

KEITH EDGHILL
638 S. BEACON ST #276
LOS ANGELES, CA 90731
(310)732-4533
Keith.Edghill@lacity.org


REVIEWED EY

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